

Hill Lane, Sturmer, CB9 7XP

CHEFFINS

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Offers In Excess Of



- Secluded Location
- Spacious Living Accommodation
- Two Double Bedrooms
- Stunning Gardens
- Double Garage & Driveway
- Additional Covered Carport

An extremely spacious detached bungalow offered in a secluded position within this popular village. The property boasts many fine features including generous living accommodation, stunning rear garden, double garage and generous driveway. (EPC Rating E).









LOCATION

Sturmer is a popular and unspoilt village which lies on the Essex and Suffolk borders approximately 1.5 miles south east of Haverhill and 20 miles from Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.

SITTING ROOM
A generous room with dual aspect sliding patio doors to the gardens, fireplace, two radiators.

DINING AREA
A wonderful light room with sliding patio doors overlooking the garden, open plan to Kitchen.

KITCHEN
Fitted with a range of base and eye level units, one and a half bowl stainless steel sink, integrated fridge and dishwasher, four ring ceramic hob, double eye level electric ovens, door to:

UTILITY ROOM
With base and eye level units, stainless steel sink, space for fridge/freezer, door to side driveway.

BEDROOM 1
Fitted with a range of wardrobes, overhead storage, bedside cabinets, dressing table, window to front, radiator.

BEDROOM 2
With window to front, radiator.

BATHROOM
Comprising of a three piece suite, panelled bath with shower over, vanity wash hand basin and low level w.c.

DOUBLE GARAGE & CARPORT
Adjacent to the property is a double garage fitted with power and lighting and two up and over doors. There is also a covered car port providing further parking enclosed by double gates.

OUTSIDE
One of the property's most notable features is the wonderful rear garden meticulously maintained and planned by the current owners with a vast array of shrubs, plants, trees and secluded areas making it a wonderful garden. Timber workshop- with power, two sheds and a summerhouse. Also access to the block paved drive which extends to the car port at the front which will provide parking for several vehicles.

MATERIAL INFORMATION
Tenure - Freehold
Council Tax Band - D

VIEWINGS
By appointment through the Agents.

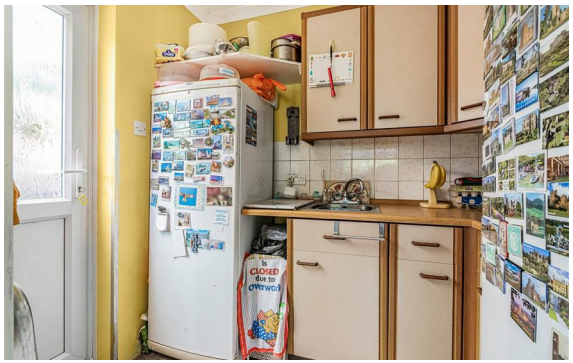
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





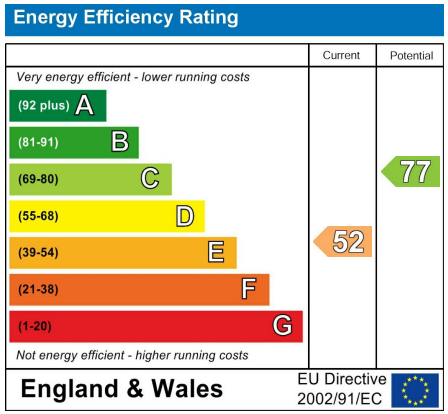











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
52
77
England & Wales
EU Directive 2002/91/EC





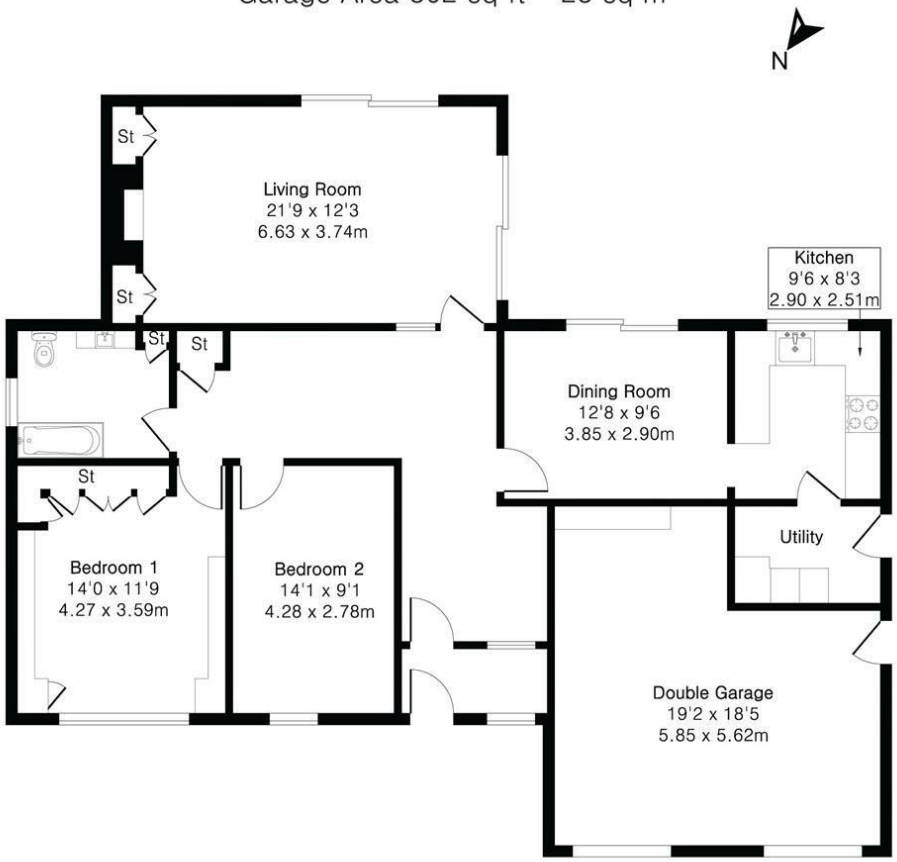






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Approximate Gross Internal Area 1154 sq ft - 107 sq m
(Excluding Garage)
Garage Area 302 sq ft – 28 sq m



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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