



**The Endway, Steeple Bumpstead, CB9 7DW**

**CHEFFINS**



## The Endway

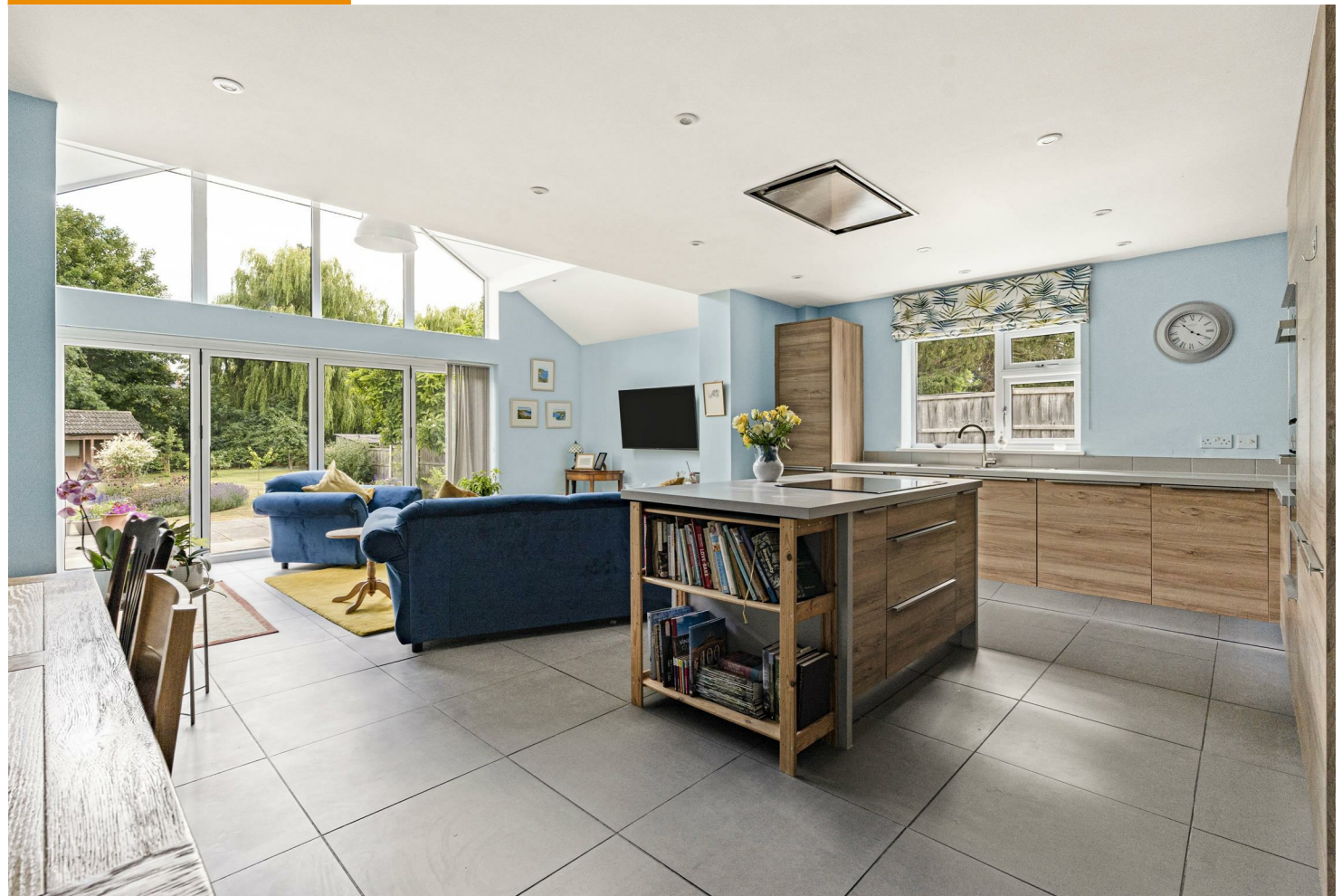
Steeple Bumpstead,  
CB9 7DW

- Village Location
- Stunning Open Plan Kitchen/Family Area
- Bi-Fold Doors to Garden
- Four Double Bedrooms
- Two Ensuites and Modern Bathroom
- Expansive Landscaped Rear Garden
- Freehold
- EPC Rating C

A stunning and well presented four bedroom detached bungalow, in the sought after village of Steeple Bumpstead. The property benefits from many fine features including a generous living area with bi-fold doors into a beautiful rear garden, modern open plan kitchen/diner, two en suites and large driveway with ample parking. (EPC Rating C)

4 3 1

**Guide Price £610,000**







## LOCATION

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders approximately three miles South of Haverhill and 20 miles from Cambridge, 13 miles from Saffron Walden and 19 miles from Bury St Edmunds. Steeple Bumpstead benefits from facilities including, two public houses, village store, a well regarded primary school and nursery.

## ENTRANCE HALL

Tiled flooring, open plan to:

## LIVING ROOM

Bi-folding doors opening to rear garden, multi fuel burner.

## KITCHEN/DINING AREA

A range of base and eye level units and central island with integral Neff appliances including fridge/freezer, dishwasher, five ring induction hob with external ventilation over, eye level double oven and grill, stainless steel sink. Tiled flooring, radiator, window to side, storage cupboard housing gas fired boiler, door to hallway.

## UTILITY

Wall and base units, stainless steel sink, plumbing for appliances, tiled flooring, velux window to ceiling, radiator, door to garden.

## WC

Two piece suite comprising low level wc, pedestal hand wash basin, radiator, tiled flooring, window to side.

## HALLWAY

Loft access, doors to:

## BEDROOM ONE

Fitted wardrobes, radiator, window to front, door to:

## ENSUITE

Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, tiled flooring, extractor fan.

## BEDROOM TWO

Window to front, radiator, door to:

## ENSUITE

Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, tiled flooring, extractor fan, window to side.

## BEDROOM THREE

Window, radiator.

## BEDROOM FOUR

Window, radiator.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, tiled flooring, window to side.

## OUTSIDE

To the front of the property there is a large shingle driveway ample for multiple vehicles. A pathway leads to the front door and a pedestrian gate leads to a side gate to the rear garden.

Upon leaving the property through the bi-fold doors there is a generous South Facing rear garden with a large paved patio area for seating with steps down to the remainder of the property which is beautifully landscaped and laid to lawn. There are a variety of fruit trees including cherry plum, apple, mulberry and pear trees. A large timber outbuilding sits to the rear of the garden with power and lighting connected with two additional sheds and a greenhouse which will remain.

## AGENTS NOTE

For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.

VIEWINGS By appointment through the Agents.











Approximate Gross Internal Area 1491 sq ft - 139 sq m  
(Excluding Outbuilding)  
Outbuilding Area 252 sq ft - 23 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(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		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £610,000

Tenure - Freehold

Council Tax Band - E

Local Authority - Braintree



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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