



Bower Hall Drive, Steeple Bumpstead, CB9 7ED

**CHEFFINS**



## Bower Hall Drive

Steeple Bumpstead,  
CB9 7ED

- A pair of individual new-build homes
- 10 Year build warranty
- Stunning kitchen/diner with doors to the garden
- Home office/snug
- Three double bedrooms
- Bathroom and en suite to primary
- Driveway and electric car charger

A substantial three bedroom new home situated in a popular residential location. The property offers bright and well proportioned accommodation, together with ample off street parking and a private rear garden.

3 2 2

**Guide Price £470,000**





## 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 post office/off licence/general stores, public house and primary school.



## GROUND FLOOR

### ENTRANCE HALL

An open and welcoming entrance hall with a turning staircase rising to the first floor and doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the front aspect.

### SITTING ROOM

A generously-proportioned family room with dual aspect windows providing ample light.

### KITCHEN/DINING/FAMILY ROOM

A spacious, open plan room, fitted with base and eye level units with a central island, sink unit, integrated dishwasher, induction hob, electric double oven and space for free standing fridge freezer. Understairs storage cupboard, doors to adjoining rooms and bi-folding doors opening to the rear garden.

### HOME OFFICE/SNUG

An ideally sized home office or snug with window to the side aspect.

### UTILITY ROOM

Fitted with base units with water softener and space and plumbing for washing machine. Window to the rear

aspect and part-glazed door to the side providing external access.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and built-in plant cupboard.

### BEDROOM 1

Master bedroom with large window to the rear aspect and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and heated towel rail.

### BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath, separate shower enclosure, heated towel rail and obscure glazed window to the rear aspect.

### BEDROOM 2

Double room with window to the front aspect.

### BEDROOM 3

Double room with window to the front aspect.

### OUTSIDE

The property has a driveway providing off-street parking for several vehicles

and an EV charging point. There is gated side access to the rear garden which features an Indian sandstone patio for al fresco entertaining and a garden shed.

## AGENT'S NOTES

- Tenure - Freehold
  - Council Tax Band - Provisionally Band 'C'
  - EPC - To be confirmed
  - Property Type - Semi-detached house
  - Property Construction - Brick and block with tiled roof
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage -
  - Parking - Off-street parking x2
- ### UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Mains
  - Heating - Air source heat pump with underfloor heating to the ground floor and radiators to the first floor
  - Broadband - To be connected
  - Mobile Signal/Coverage - OK

## VIEWINGS

By appointment through the Agents.







**Approximate Gross Internal Area 1381 sq ft - 128 sq m**

Ground Floor Area 741 sq ft – 69 sq m

First Floor Area 640 sq ft – 59 sq m

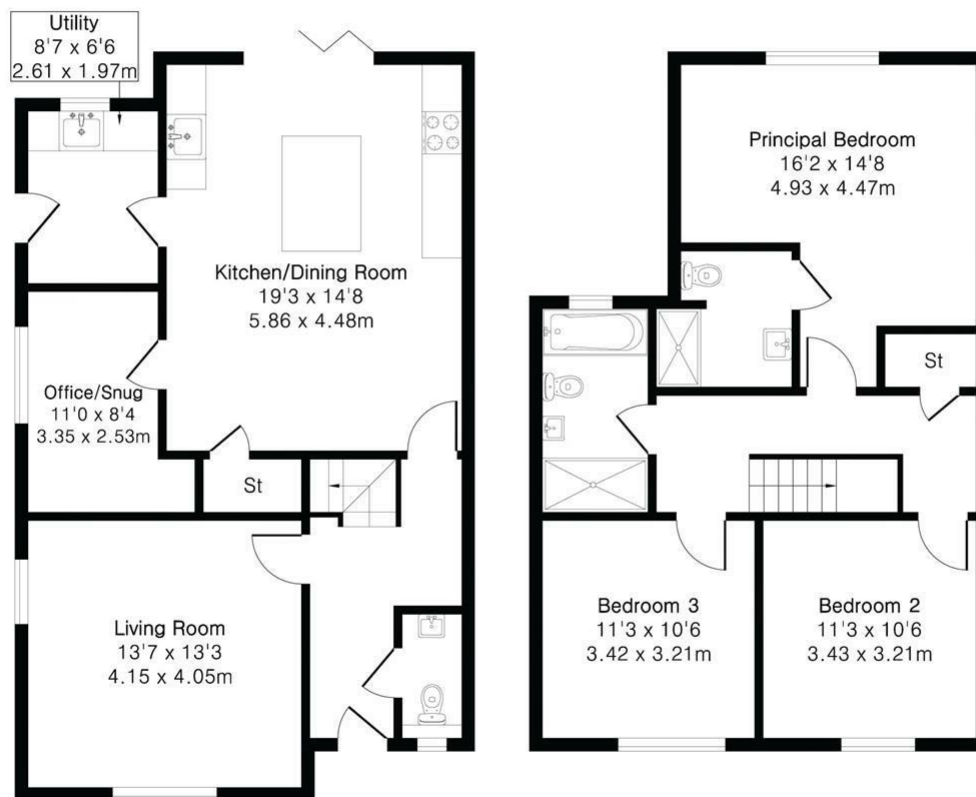
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £470,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – Braintree



Ground Floor

First Floor

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.

