JAMIE WARNER
ESTATE AGENTS

24 Bower Hall Drive, Steeple Bumpstead, Essex, CB9 7ED

Guide Price £340,000

- Three generous bedrooms.
- Sitting room with cast-iron wood burner
- Solar panels
- En suite to the main bedroom
- Double aspect dining room
- Landscaped Gardens
- Backing Onto Primary School
- Attractive kitchen
- Gas heating & double glazing

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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24 Bower Hall Drive, Essex CB9 7ED

This stunning three-bedroom house is situated in a picturesque location within the charming village of Steeple Bumpstead, with delightful views of the School playing fields. The property boasts a beautiful living space, featuring a spacious sitting room with a charming cast-iron wood burner, a double aspect dining room, and an attractive kitchen. Additional highlights include a convenient downstairs wc, a modern bathroom suite, and a single garage.

3 2 1

Council Tax Band: D

Steeple Bumpstead
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.

Entrance Hall
As you step through the entrance door, you'll find yourself in the welcoming entrance hall. It features beautiful Oak flooring and a staircase leading to the first floor. Additionally, there's a convenient built-in storage cupboard, and all the ground floor rooms are easily accessible from here.

WC
The WC features a two-piece suite, including a vanity wash unit with a stylish mixer tap and tiled splashbacks. It also includes a low-level WC, a heated towel rail, and beautiful Karndean flooring.

Dining Room
11'9" x 9'0"
The dining room features windows on the side and front, bathing the space in ample natural light. It also includes a radiator and beautiful oak flooring, creating an appealing and inviting atmosphere.

Sitting Room
14'6" x 13'5"
The sitting room boasts oak flooring, with windows to the rear and side providing ample natural light. French doors open up to the charming rear garden, and a cast iron wood burner sets the stage for cozy evenings.

Kitchen
11'0" x 8'6"
The kitchen is equipped with a stylish range of base and eye level units, complemented by round-edged worktops. It boasts a 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, alongside integrated appliances including a fridge, dishwasher, and a washer/dryer. Ample space is available for a cooker, complete with an extractor hood above. The room is filled with natural light from a rear-facing window that overlooks the garden. The flooring features Karndean, adding a touch of elegance. Furthermore, the presence of a heated towel rail and a convenient rear garden access door adds extra convenience.

Landing
There is a window to the front, a radiator, a door leading to an airing cupboard housing the hot water cylinder, and access to all bedrooms on the first floor.

Bedroom 1
9'11" x 9'6"
The generous main bedroom is highlighted by a rear-facing window, offering wide-reaching pleasant views. It also includes a radiator, built-in double wardrobes, and an en suite.

En-suite
En Suite: This charming bathroom features a three-piece suite, including a vanity wash unit with a stylish mixer tap and tiled splashbacks. The tiled oversized shower enclosure is complete with a digital shower and a folding glass screen. Other amenities include a low-level WC, a heated towel rail, a window overlooking the rear, and attractive karndean flooring.

Bedroom 2
9'9" x 9'7"
A delightful double bedroom, featuring a window to the front that fills the room with natural light. It comes complete with a radiator and built-in double wardrobes, offering ample storage space.

Bedroom 3
14'6" x 8'8"
A spacious and generously sized third bedroom with a rear-facing window, providing delightful views. It also features a built-in wardrobe and two radiators.

Bathroom
The bathroom is equipped with a stylish three-piece suite. It features a panelled bath with a shower over it, complete with a mermaid board for added style. There is also a mixer tap and glass screen, a vanity wash unit with a mixer tap, and a low-level WC. A heated towel rail adds a touch of luxury, while the tiled flooring completes the look.

Outside
The present owners have beautifully landscaped the rear garden, which benefits from backing onto the local primary school field, providing complete privacy. A paved patio adjacent to the house offers a delightful seating area. The pathway leads to a side passage with a gate for access to the front garden. The main section of the rear garden features a well-maintained lawn bordered by a vibrant display of flowers and shrubs. At the head of the garden, there is a timber shed a feature fish pond, there is also an outside tap and power sockets.
The front garden primarily consists of a well-maintained lawn, accompanied by beautifully planted shrubs. This provides the property with an appealing and inviting visual aesthetic.

Garage

Workshop Area 9' x 8'6" (2.74m x 2.60m)
Storage Area: 6'2" x 8'6" (1.87m x 2.60m)
The current owners have divided the garage, creating a workshop area with power and light, and a connected water softener. A door allows access to the remaining garage space, which is used as a store, while the up and over door is still in place.

Viewings

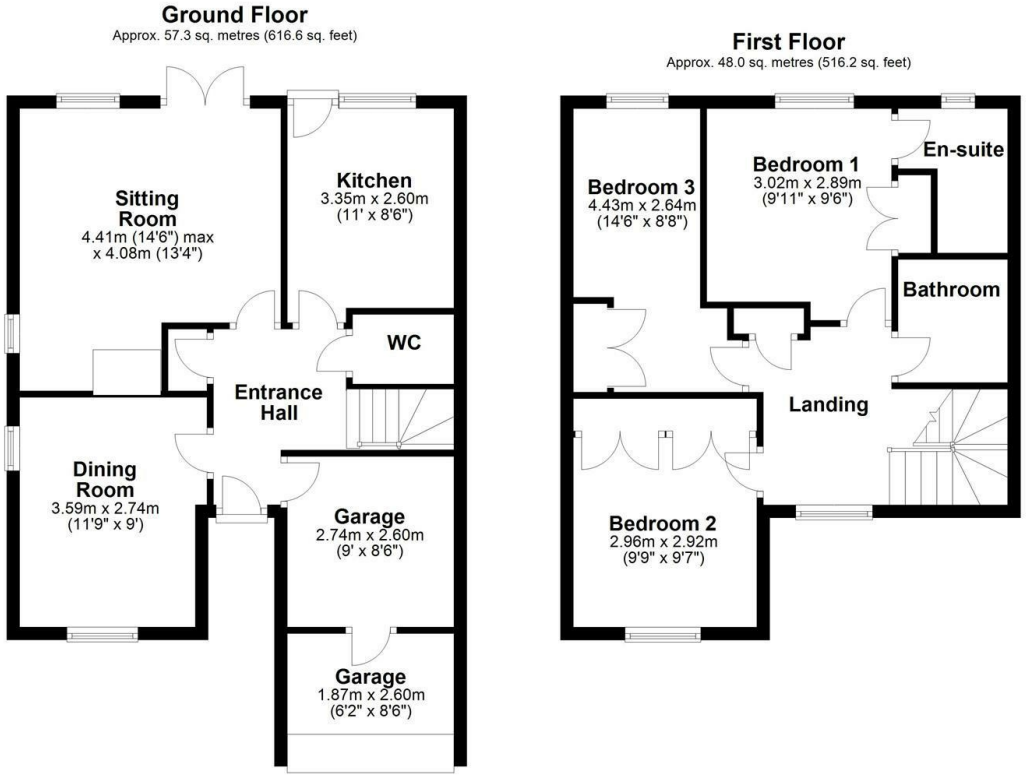
By appointment with the agents.

Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.

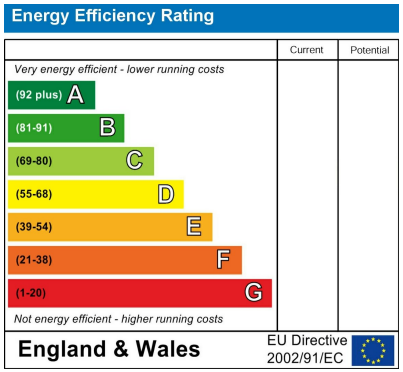


Total area: approx. 105.2 sq. metres (1132.8 sq. feet)

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band D



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