



JAMIE WARNER

— ESTATE AGENTS —



5 Friars Mead The Street, Sturmer, Haverhill, CB9 7JU

Guide Price £525,000

- Spacious family home over three floors
- Scenic village location surrounded by countryside
- Private enclosed gardens
- Versatile accommodation options
- Commuter-friendly distance to Cambridge and Braintree
- Main bedroom with en suite and walk-in wardrobe
- Garage, carport, and ample driveway with EV charging
- Stunning Open-plan ground floor design
- Family bathroom and additional WC

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Discover an attractive and spacious four-bedroom home nestled in a private and secluded area of Sturmer, within an exclusive development of only five properties. This residence boasts numerous fine features, including a stunning open-plan kitchen and dining area, ideal for families and those who love to entertain. The generous sitting room features an impressive fireplace, creating a warm and inviting atmosphere. The main bedroom is a standout feature, complete with a vaulted ceiling, walk-in wardrobe, and en suite bathroom. Additional benefits include a garage, an extra cart lodge, and a driveway equipped with an EV charging point. Viewing is highly recommended. (EPC Rating C)



Council Tax Band: E



Sturmer

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.

Entrance Hall

An inviting entrance hall boasts a bright and airy ambiance, featuring stairs leading to the first floor, tiled flooring, a radiator, double doors opening to the kitchen, and access to the downstairs WC.

Cloakroom

The cloakroom boasts a suite complete with a WC, a stylish vanity washbasin, an extractor fan, a radiator, a door to an under-stair cupboard, and elegantly tiled flooring.

Kitchen/Breakfast Area

19'2" x 9'3"

This exquisite room is ideal for any occasion, boasting a spacious layout that encompasses a dining area and a cosy nook, perfect for hosting guests. The kitchen is beautifully designed, featuring a wide selection of coordinated base and wall units with worktops, an electric range oven with a six-ring gas hob and an extractor hood. The room includes a window, radiator, open-plan dining area, tiled flooring, and charming exposed studwork features.

Dining Area

19'2" x 12'7"

Open-plan layout from the kitchen, boasting dual-aspect windows, a striking fireplace with a cosy gas cast iron burner, and elegant French doors leading out to the garden.

Utility Room

8'7" x 7'1"

The utility room is a practical and spacious area with a window at the rear, an internal door leading to the garage, and is styled to match the kitchen. It features a coordinated selection of base and wall units with worktops, an inset sink, and drainer. Additionally, it includes integrated fridge/freezer and dishwasher, as well as space and plumbing for a washing machine.

FIRST FLOOR

Landing

Front-facing window, staircase leading to the second floor, radiator, airing cupboard, classic-style feature wall panelling, and double doors opening into the sitting room.

Sitting Room

19'2" x 15'10"

The sitting room is impressively spacious, illuminated by windows at both the front and rear, bathing the area in natural light. It features an exposed brick fireplace with a gas cast-iron burner, double doors opening onto a Juliet balcony offering garden views, and a radiator for added comfort.

Bedroom

11'2" x 9'0"

A well-proportioned double bedroom with a garden view, radiator, and built-in wardrobe.

Bedroom

13'1" x 8'8"

Another spacious double bedroom featuring a window with garden views, a radiator, and elegant wooden flooring.

Family Bathroom

A charming bathroom suite featuring a panel bath, a stylish vanity wash basin, a separate shower cubicle, a low-level wc, a heated towel rail, and elegant tiled flooring.

SECOND FLOOR

Landing

Radiator, window, door to:

Bedroom 1

16'6" x 13'4"

The primary bedroom exudes grandeur, enhanced by a vaulted style ceiling. Two windows to the front offer picturesque countryside views, while two radiators provide warmth. A walk-in wardrobe with sliding doors adds convenience, and the room is further elevated by a charming en suite.

Walk-in Wardrobe

13'4" x 4'1"

The dressing room features elegant wooden flooring and wardrobes offering ample hang space. A velux window at the front fill the room with natural light.

En Suite

A spacious en suite featuring a shower cubicle, vanity unit with wash basin, WC, heated towel rail, and elegant wooden flooring.

Bedroom

13'4" x 9'3"

A spacious double bedroom features a front-facing window that offers views of open fields, complete with a radiator for comfort.

Outside

Situated within an exclusive development of just 5 properties, each boasting a charming barn-style aesthetic, this property is a hidden gem. The front garden, enveloped by lush laurel hedging, features a delightful paved patio area, with the rest of the space predominantly covered in a lush green lawn.

Garage & Cart Lodge & Parking

The property features ample parking in the block-paved area. With the added advantage of an EV charging point, the garage is equipped with lighting, power, and an internal door leading to the utility room. Additionally, the driveway and cart lodge provide ample parking space for multiple vehicles.

Viewings

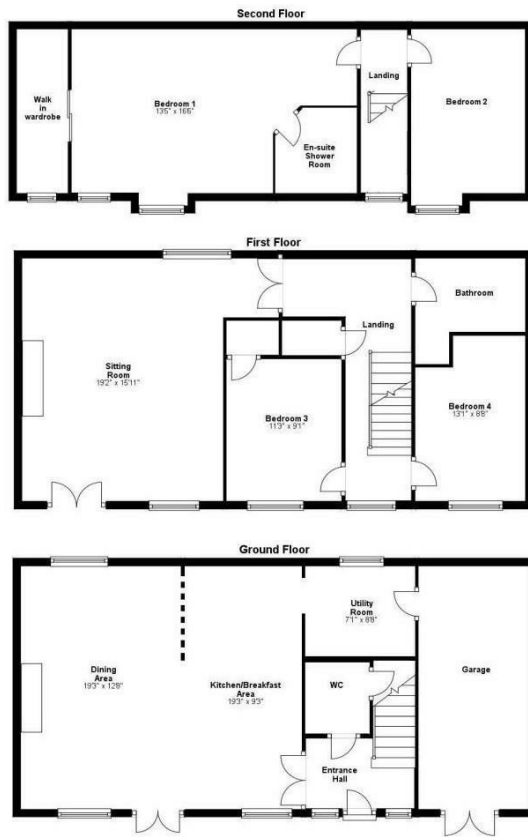
By appointment with the agents.

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.







Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(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	