JAMIE WARNER
ESTATE AGENTS

Cherry Trees North Street, Steeple Bumpstead, CB9 7DP

£350,000

- Generous Three Bedroom Home
- Open Fireplaces To The Main Receptions
- Private South Facing Garden
- Three Receptions, Conservatory & Utility
- Modern Kitchen, Bathroom & Shower Room
- Garage & Drvieway
- Period Features Including Exposed Beams
- Sought After Village Location
- No Onward Chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Cherry Trees North Street, CB9 7DP

Nestled in the picturesque and sought-after village of Steeple Bumpstead, this stunning detached property has been meticulously improved by the current owners. Enhancements include updated bathrooms and kitchen, oak flooring, underfloor heating in the shower room, new distribution board and a wealth of exposed timbers . Both reception rooms and the dining room feature charming lime plastering, adding to the home's character, however the property has the benefit of not being listed.

The property is deceptively spacious and the ground floor boasts three reception rooms in addition to a conservatory, offering ample living space. The front two reception rooms showcase beautiful exposed beams. The kitchen seamlessly connects to the utility room, while the inner hallway provides excellent storage and access to the shower room.

Upstairs, you'll find three generously sized bedrooms, two of which include built-in wardrobes, along with an independant family bathroom. The fully enclosed private rear garden measures in excess of 75ft with a south-facing aspect.

The front of the home offers driveway parking for two cars and access to the garage. This lovingly maintained property presents a unique blend of modern improvements and beautiful character, making it a truly appealing home.

3 2 3 E

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.

Sitting Room

11'9" x 11'6"

An elegantly designed room with authentic period elements: showcasing exposed stud work, a front bay window, and a stunning fireplace hosting a cast-iron LPG stove nestled in an exposed red brick chimney. Enhanced with a radiator and oak flooring, seamlessly connected to the dining area.

Dining Room

10'3" x 9'2"

The dining room boasts a vaulted ceiling, a side window, a radiator, oak flooring, French doors opening to the conservatory, and an additional door leading to the inner hall.

Conservatory

12'3" x 9'3"

The conservatory features a York stone and UPVC build, complete with a pitched double-glazed roof, oak flooring, and French doors leading out to the delightful rear garden.

Hallway

Window at the rear floods the space with natural light, featuring tiled flooring, a built-in storage cupboard, and stairs leading to the first floor.

Shower Room

Featuring a three-piece suite including a tiled shower enclosure with an electric shower and glass screen, a vanity wash hand basin with a mixer tap, full-height tiling on all walls, a low-level WC, a heated towel rail, and tiled flooring.

Kitchen

10'3" x 9'4"

The kitchen features a coordinated set of white base and eye-level units with oak worktops, a sink unit with a mixer tap, and room for a fridge/freezer. It also includes a built-in electric fan-assisted double oven, a four-ring ceramic hob, and an extractor hood. The space is illuminated by a rear window, with a door leading to the utility room.

Utility

9'4" x 6'3"

Including ample worktop space, plumbing for a washing machine and dishwasher, room for a tumble dryer, tiled flooring, a wall-mounted gas boiler for the heating system and hot water, and a door leading to the garden.

Family Room

13'9" x 11'2"

A spacious room featuring a charming Bay window at the front, an open fireplace with a brick chimney breast, and a radiator.

Landing

Bedroom 1

12'2" x 9'10"

The main bedroom boasts a front-facing window, a fitted wardrobe range, dressing table with a vanity mirror, and a radiator.

Bedroom 2

11'11" x 9'6"

Bedroom 2 is a spacious double room featuring a front-facing window, fitted wardrobe(s) with shelving, a radiator, and a walk-in wardrobe.

Walk-in Wardrobe

Bedroom 3

10'3" x 8'4"

A spacious single bedroom featuring a rear window with a view of the garden and equipped with a radiator.

Bathroom

The bathroom features a three-piece suite including a panelled bath with a telephone-style mixer tap, a vanity wash hand basin with full-height tiling on all walls, and a low-level WC. It is equipped with a heated towel rail, a window to the rear, and wooden flooring.

Outside

This property boasts a secluded garden stretching over 75ft, offering a tranquil retreat. A paved patio adjacent to the house provides a seating area, leading to the main lawn garden. Behind the garage, a timber decking area with a pergola and enclosed roof creates an outdoor space for year-round enjoyment. The garden is bordered by mature hedges, with a personal garage door and gate for drive access.

Garage & Drive

A single garage is situated alongside the property, featuring a personal door that opens to the garden. It is equipped with power and lighting. A block-paved driveway extends to the garage, offering off-road parking for a couple of 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.

Approx gross internal floor area 128 sqm (1375 sqft)

Council Tax Band

E

Viewings

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

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