JAMIE WARNER
ESTATE AGENTS

60 North Street, Steeple Bumpstead, Essex, CB9 7DP

Guide Price £400,000

- Three generous double bedrooms
- Open-plan sitting/dining room
- Magnificent rear garden
- Thoughtfully extended layout
- Downstairs shower room
- Double garage and ample parking
- Delightful kitchen/dining room
- First-floor bathroom
- Sought after village

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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UNEXPECTEDLY AVAILABLE - QUICK MOVE POSSIBLE- Welcome to this charming family home, situated on a serene cul-de-sac in the sought-after village of Steeple Bumpstead. With a thoughtfully extended layout, this property offers spacious accommodation, including a delightful kitchen/dining room, an open-plan sitting/dining room, and three generous double bedrooms. Outside, you'll find a magnificent and expansive rear garden, complemented by a double garage and ample parking. Ideal for a growing family in search of an inviting and enticing living space.

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Council Tax Band: C

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

Entrance hall with an inviting atmosphere. Features include an entrance door and window to the front, accompanied by a radiator. Tiled flooring and stairs to the first floor.

Shower Room

Stylish shower room featuring a double shower enclosure with electric shower, glass screen, and full-height tiling. Also includes a vanity wash hand basin with mixer tap, low-level WC, heated towel rail, skylight, and tiled flooring.

Sitting Room

12'5" x 12'0"

This charming sitting room features a window to the front, a cozy coal effect electric fireplace with a marble surround, a radiator, and an open plan layout that seamlessly connects to the dining room.

Dining Room

10'0" x 8'9"

Elegant dining room featuring a radiator and delightful French doors that open up to a beautiful garden.

Kitchen/Dining Room

21'3" x 9'3"

This delightful kitchen/dining room is tastefully designed with a coordinated set of base and eye level units, complemented by smooth round-edged worktops. It features a sink unit with a single drainer and a mixer tap, as well as integrated appliances such as a fridge/freezer, dishwasher, and tumble dryer. The fitted eye-level electric fan-assisted double oven and built-in ceramic hob with a pull-out extractor hood add to its appeal. The room is filled with an abundance of natural light from the two rear-facing windows and the front-facing window. Additional features include a radiator, tiled flooring, and a convenient door leading to the rear garden.

Landing

Window to side, Storage cupboard, access to all first floor rooms.

Bedroom 1

21'3" x 30'6" (max)

Introducing Bedroom 1, a spacious double bedroom that offers a delightful view of the garden through two rear-facing windows. Bathed in natural light from an additional window to the front, this room also features a radiator.

Bedroom 2

11'8" (max) x 10'9" (max)

This inviting double bedroom features a window to the front and a radiator.

Bedroom 3

12'5" (max) x 9'1" (max)

Introducing Bedroom 3: This delightful double bedroom offers a lovely view of the garden through the rear window.

Bathroom

This bathroom features a three-piece suite, including a panelled bath with a mixer tap, a pedestal wash hand basin, and a low-level WC. The tiled splashbacks, heated towel rail, and front-facing window add to the overall appeal.

Outside

The property features a spacious rear garden, offering a private and pleasant

outdoor area for relaxation and entertainment. Adjacent to the house, a lovely paved patio serves as a perfect spot for social gatherings. The well-maintained lawn is bordered by beautiful flower and shrub displays, creating a picturesque setting. Additionally, a charming timber summer house and an additional patio are located in the corner of the garden. A gate provides access to the double garage and driveway.

Double Garage & Parking

17'8" x 17'3"

A spacious double garage, featuring twin electric doors and a window for natural light, is situated alongside the house. Power and lighting are connected. A concrete driveway leads to the garage, providing plentiful off-road parking for multiple vehicles.

Viewings

By appointment with the agents.

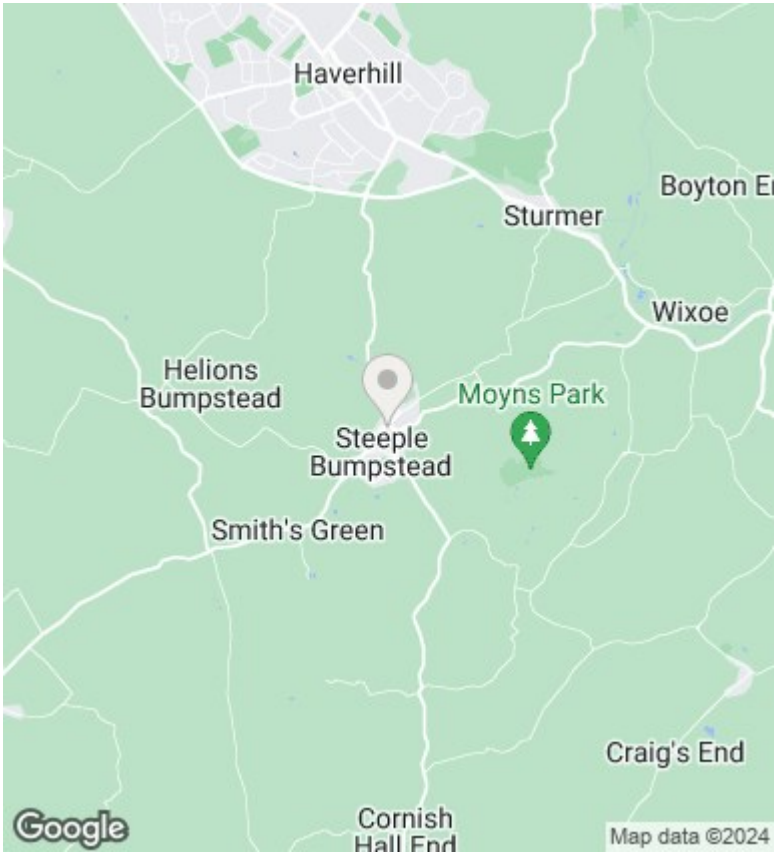
Special Notes

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.

Approx gross internal floor area 100 sqm (1075 sqft) excluding Garage



Viewings

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

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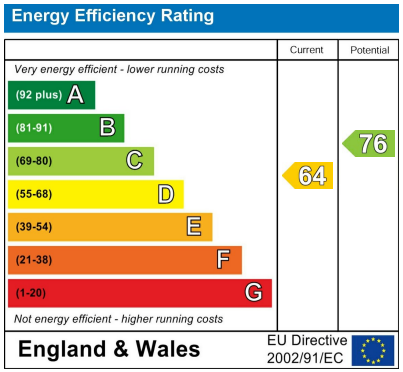

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