



JAMIE WARNER  
— ESTATE AGENTS —



## 36 North Street, Steeple Bumpstead, Haverhill, CB9 7DP

Guide Price £450,000

- Four/Five Bedrooms
- Generous Overall Plot
- No Onward Chain
- One Bedroom Self Contained Annexe
- Various Outbuildings/Workshops
- Two Reception Rooms
- Double Garage & Ample Parking

# 36 North Street, Haverhill CB9 7DP

\* NO ONWARD CHAIN \* Welcome to this charming property located on North Street in the picturesque village of Steeple Bumpstead. This detached house, built between 1970-1979, boasts a unique layout with 2 reception rooms, 5 bedrooms all with built-in double wardrobes, and 2 bathrooms, offering ample space for a growing family or those who love to entertain.

One of the standout features of this property is the one-bedroom self-contained annexe, providing flexibility for guests, extended family, or even rental income. The potential to reconfigure the layout to create a single, cohesive property is an exciting opportunity for those with a vision for transformation. The annexe has been let out in the past and we would expect it achieve in the region of £750-£795pm. pcm.

Parking will never be an issue with space for up to 6 vehicles, including a convenient double garage. The rear garden is a true gem, stretching over 100ft, offering a peaceful retreat for relaxation or outdoor gatherings. Additionally, the property includes workshops and outbuildings, perfect for hobbies or extra storage space.

Whether you are looking for a spacious family home with room to grow, a property with potential for dual living, or a project to unleash your creativity, this house on North Street is full of possibilities. Don't miss the chance to make this property your own and create the lifestyle you've always dreamed of in the heart of Steeple Bumpstead.



Council Tax Band: E



### 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.

### Porch

Upon entering through the front door, you step into a welcoming porch, offering a practical space for coats and shoes. A window to the front illuminates the area, along with a door leading to the entrance hall.

### Entrance Hall

A spacious hallway featuring two convenient understairs cupboards, a radiator, stairs leading to the first floor, and a window that bathes the area in natural light.

### WC

Fitted with a two-piece suite including a wall-mounted washbasin with tiled splashbacks and a low-level WC. Window to the front.

### Kitchen

10'9" x 10'9"

The kitchen is equipped with a coordinated set of base and wall units, offering ample worktop space. It features a stainless steel sink with a single drainer and mixer tap, room for a fridge/freezer, washing machine, and cooker. Additionally, there is a window to the front and a storage cupboard, double doors to:

### Dining Room

9'3" x 10'9"

Seamlessly move from the kitchen for a smooth transition from food preparation to dining. The layout includes a window on the side, a radiator, and double doors for easy access into the sitting room.

### Sitting Room

11'6" x 18'0"

A spacious room with a window on the side and windows at the rear next to a door leading to the garden. It is equipped with a radiator for added comfort.

### Landing

Window to side, storage cupboard, loft access, doors to all first floor rooms.

### Bedroom 1

10'0" x 10'9"

A generously sized double bedroom featuring a front-facing window, two built-in double wardrobes and a radiator.

### Bedroom 2

11'6" x 8'8"

Another spacious double bedroom with a view to the garden at the rear, featuring a radiator and a built-in double wardrobe.

### Bedroom 3

8'3" x 10'9"

The third bedroom, albeit smaller, is a generously proportioned double room with a window to the side, a radiator, and a built-in double wardrobe.

### Bedroom 4

8'5" x 7'0"

Bedroom 4 is a generously sized single room with a window overlooking the garden at the rear. It features a radiator and a built-in double wardrobe.

### Bathroom

Featuring a three-piece suite including a panelled bath with a separate electric shower, a pedestal wash hand basin, and a low-level WC. The room is illuminated by a window to the front, and warmth is provided by a radiator.

### ANNEXE ACCOMMODATION

### Entrance Hall

A bright and airy entrance with a window to the rear and a built-in cupboard.

### WC

The WC features a two-piece suite including a wall-mounted washbasin with a mixer tap and a low-level WC, with tiled splashbacks. There is a window to the front.

### Annexe Kitchen

15'5" x 7'4"

Equipped with a coordinated set of base and wall units featuring rounded worktops, a stainless steel sink with a single drainer and mixer tap, plumbing for a washing machine, an integrated electric fan-assisted oven, a built-in four-ring ceramic hob with an overhead extractor hood, windows at the rear and front, and a radiator.

### Landing \*

Window to rear, built-in cupboard, loft access.

### Annexe Sitting Room

11'9" x 10'3"

This living room boasts a generous size and features a front-facing window and radiator.

### Annexe Bedroom

15'7" x 7'6"

A double bedroom featuring dual-aspect windows, one overlooking the garden at the rear and the other with a view to the front, equipped with a radiator and a built-in wardrobe.

### Annexe Bathroom

Front-facing window, fitted with a four-piece suite comprising a panelled bath, pedestal washbasin, low-level WC, recessed shower enclosure with an electric shower, and a glass door screen.

### Outside

The property boasts a spacious plot with the rear garden stretching over 100 ft. It features expansive lawns that run the length of the garden, bordered by tall, mature hedgerows on both sides. The garden also includes several outbuildings, with power connected offering versatility for those in search of a sizable workshop or the potential for a games room/garden bar.

The front garden features a predominantly grassy area, with a central concrete driveway leading to a double garage. The garage is equipped with an up-and-over door, complete with power and lighting, and offers access to the garden through a separate door. The driveway and front space offer ample off-road parking for multiple vehicles.

### Viewings

By appointment with the agents.

### Special Notes

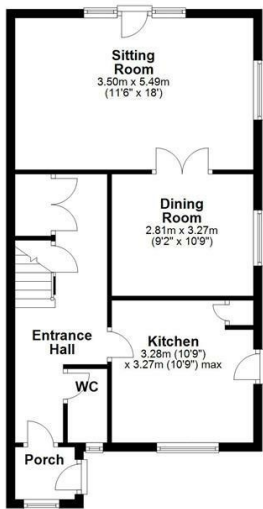
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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.





### Ground Floor

Approx. 74.8 sq. metres (805.6 sq. feet)



### First Floor

Approx. 85.2 sq. metres (916.7 sq. feet)



Total area: approx. 160.0 sq. metres (1722.3 sq. feet)

## Viewings

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

## Council Tax Band E

