



JAMIE WARNER
— ESTATE AGENTS —



10 Edith Cavell Way, Steeple Bumpstead, Haverhill, CB9 7EE

£425,000

- Detached bungalow in Essex village
- Separate utility room included
- Deep front and side gardens
- Immaculate condition throughout
- Lovely sitting room with fireplace
- Private, enclosed rear garden
- Stunning kitchen/dining room
- Generous landscaped corner plot
- Off-road parking for three vehicles

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IMMACULATE THREE BEDROOM BUNGALOW ON A BEAUTIFUL CORNER PLOT

Located in the sought-after Essex village of Steeple Bumpstead, this superbly presented three bedroom detached bungalow offers stylish and spacious single-storey living. The heart of the home is a stunning open-plan kitchen/dining room, complemented by a separate utility room and a lovely sitting room with feature open fireplace. Set on a generous landscaped corner plot, the property enjoys a deep front garden, an attractive side garden, and a private rear garden ideal for outdoor entertaining. A rare opportunity to secure a turnkey home in a peaceful village setting.



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.

Accommodation:

Porch

Step inside through a welcoming porch with stylish tiled flooring and a radiator, creating a smart and practical entrance into the home.

Entrance Hall

A beautifully maintained hallway offering access to all principal rooms. Features a useful storage cupboard and sets the tone for the immaculate presentation found throughout the property.

Kitchen/Dining Room

6.15m (20'2") x 4.12m (13'6") max

This stunning open-plan kitchen and dining space is ideal for both everyday living and entertaining. Thoughtfully designed, it features a sleek range of matching base and eye-level units with solid oak worktops and a coordinating breakfast bar. Includes a 1½ bowl sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, built-in eye-level electric fan-assisted double oven, and a four-ring ceramic hob with extractor hood. A rear-facing window provides lovely views over the garden, while double doors lead out to the garden.

Utility Room

5'1" (1.55m) x 8'4" (2.54m)

A practical and well-designed space fitted with matching units and worktops for continuity with the kitchen. It features a 1½ bowl sink and drainer with a swan neck mixer tap, and houses the wall-mounted gas-fired boiler. A door provides access to the rear garden, while an internal door leads through to the office.

Sitting Room

4.78m (15'8") x 3.95m (13'0")

A bright and elegant living space with a large window to the front garden, allowing natural light to flood the room. A charming open fireplace with a stone surround, hearth, and timber mantel adds warmth and character. Radiator.

Study

3.75m (12'4") x 2.54m (8'4")

A versatile room ideal for reading, hobbies, or quiet work, with a window to the side and radiator.

Office

3.49m (11'5") x 2.54m (8'4")

A bright and comfortable workspace with a front-facing window and radiator — perfect for home working or adaptable as a guest room.

Bedroom One

3.92m (12'10") x 3.19m (10'6")

A beautifully presented double bedroom with a window overlooking the front garden. Radiator.

Bedroom Two

4.12m (13'6") x 2.96m (9'8")

A well-proportioned double bedroom enjoying peaceful views over the rear garden through a large window. Radiator.

Bedroom Three

2.49m (8'2") x 2.36m (7'9")

Ideal as a guest room or home office, with a front-facing window and radiator.

Bathroom

A well-appointed family bathroom fitted with a modern three-piece suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, and low-level WC. Finished with tiled splashbacks, tiled flooring with under-floor heating, a rear-facing window. Radiator

WC

A convenient separate cloakroom featuring a wall-mounted wash hand basin with tiled

splashback, low-level WC, tiled flooring, radiator, and window to rear.

Outside

Front Garden

The front garden is attractively landscaped, featuring a neatly maintained lawn bordered by a variety of mature trees, shrubs, and seasonal planting that provide colour and natural privacy. The space feels both established and welcoming, with leafy surroundings that frame the plot beautifully. A private driveway runs alongside the garden, offering off-road parking for approximately three vehicles and leading to the gated side access into the rear garden.

Rear Garden

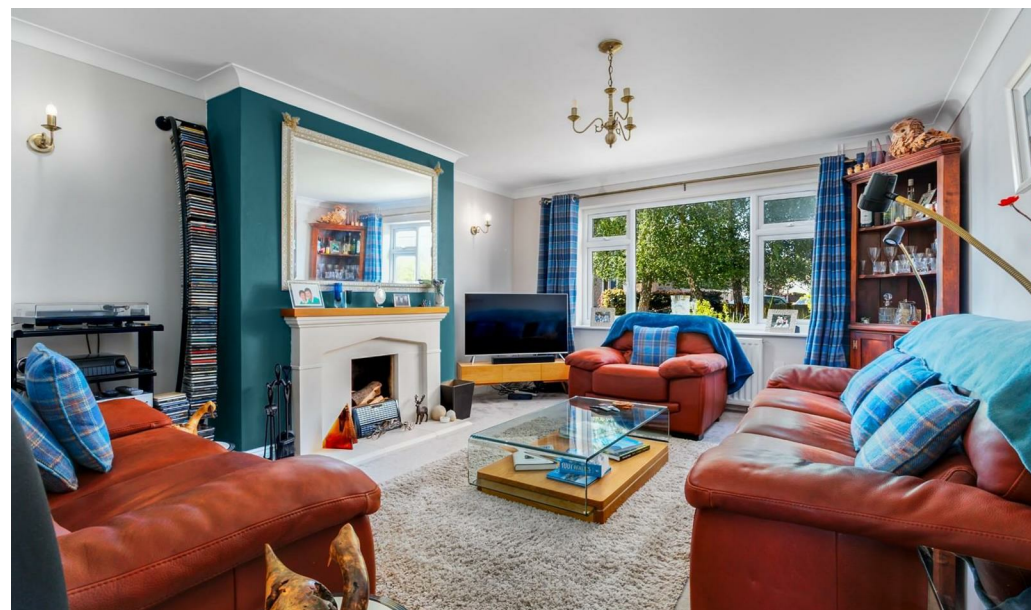
The garden is a true highlight — a sun-soaked, wraparound outdoor space that perfectly complements the home. To the rear, a generous lawn is framed by colourful, well-established borders and mature shrubs, offering both beauty and privacy. A paved patio area provides the ideal setting for al fresco dining, summer gatherings, or simply unwinding in the sunshine. The garden continues around the side of the bungalow, creating a wonderfully open and versatile space that feels both private and inviting. Fully enclosed with timber fencing and mature planting, it's a secure haven for children or pets. A gated side access leads conveniently through to the front garden, adding to the practicality of this delightful outdoor retreat.

Viewings

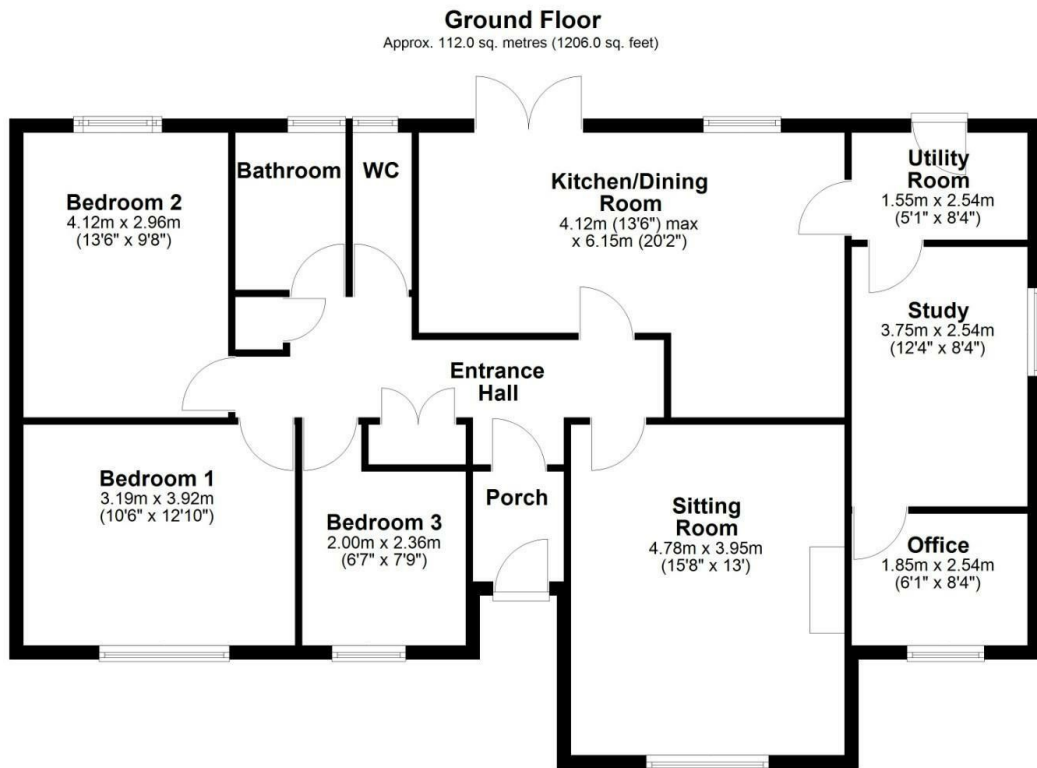
By appointment with the agents.

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. 112.0 sq. metres (1206.0 sq. feet)



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC