JAMIE WARNER

– ESTATE AGENTS –

12 Lion Meadow, Steeple Bumpstead, Haverhill, CB9 7BY

Guide Price £255,000

- Two Generous Bedrooms
- Modern Bathroom Suite
- Private Landscaped Garden
- Must Be Viewed
- Stunning Kitchen/Breakfast Room
- Upvc Double GLazing
- Popular Village Location
- Beautiful Sitting Room
- Gas Radiator Heating
- Off-Road Parking

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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Welcome to this delightful two-bedroom house, nestled in the popular village of Steeple Bumsptead. This lovely property offers generous living space with a spacious sitting room and stunning kitchen/breakfast room. It also features a modern bathroom suite, off-road parking and a private, landscaped garden for entertaining guests or simply relaxing outdoors. Boasting easy access to all local amenities, this is an ideal opportunity to acquire a beautiful home in one of Essex's most sought-after villages.

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Council Tax Band: B

Steeple Bumpstead

Steeple Bumpstead village offers good local facilities which include joint post office/shop/wine merchants/garage, two public houses, library, primary school, play school, village hall etc. Saffron Walden is just 8 miles (12.87km) away and offers more comprehensive amenities. Audley End provides an electrified rail link with London Liverpool Street and lies about 11 miles (17.07km) to the west. The nearby A1307 provides an excellent road link through to Cambridge University City and the M11 motorway.

Ground Floor

Entrance Hall

Replaced composite entrance door, storage cupboard and door to the lounge.

Lounge

15'1" x 12'11"

The light and airy lounge has a a uPVC double glazed window to the front aspect. Staircase rising to the first floor, radiator, wooden flooring and door leading to the kitchen.

Kitchen/Breakfast Room

12'11" x 8'2"

The kitchen has been recently refitted with a range of matching wall mounted and base level units beneath roll-edge work surfaces. Inset sink and drainer, integrated oven with hob and extractor over, integrated microwave oven. Space and plumbing for washing machine. There is a useful breakfast bar. Benefitting from a uPVC double glazed window and door to the rear. radiator, tiled flooring.

First Floor

Landing

The landing gives access to the bedrooms, family bathroom and provides access to the loft space. The airing cupboard houses the recently installed Ideal combi-boiler

Bedroom 1

12'11" x 12'0"

With uPVC double glazed window to the front aspect, 2 x built in wardrobes and radiator.

Bedroom 2

11'1" x 6'7"

A second generous bedroom with uPVC window to rear

aspect. Radiator.

Bathroom

The bathroom boasts a matching white three piece suite with panel bath and shower over, low level WC and Vanity wash hand basin with tiled splashback. Part tiled walls. Heated towel rail.

Outside

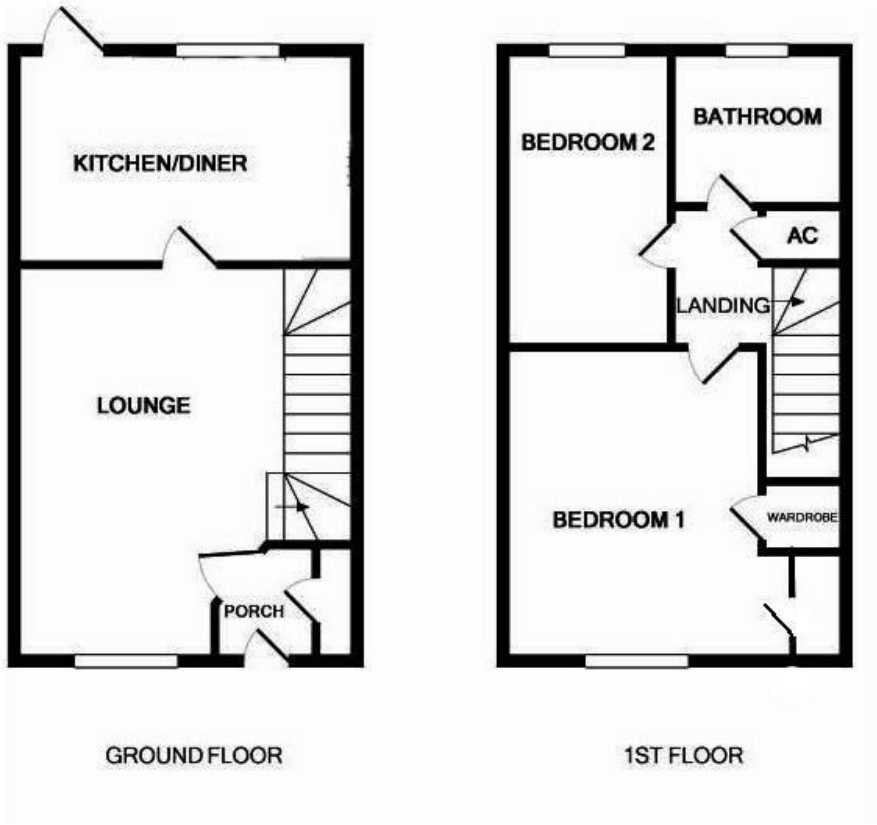
The property enjoys a private rear garden which has been beautifully landscaped by the current owner. A paved patio lies immediately from the house and this leads onto generous artificial lawn. Raised flower beds run along one boundary and returning to the fence line. A gap in the flower beds provides access to a further patio area providing a pleasant area for relaxation and entertaining. A gated access leads to the parking area. There is also the added benefit of an outside tap.

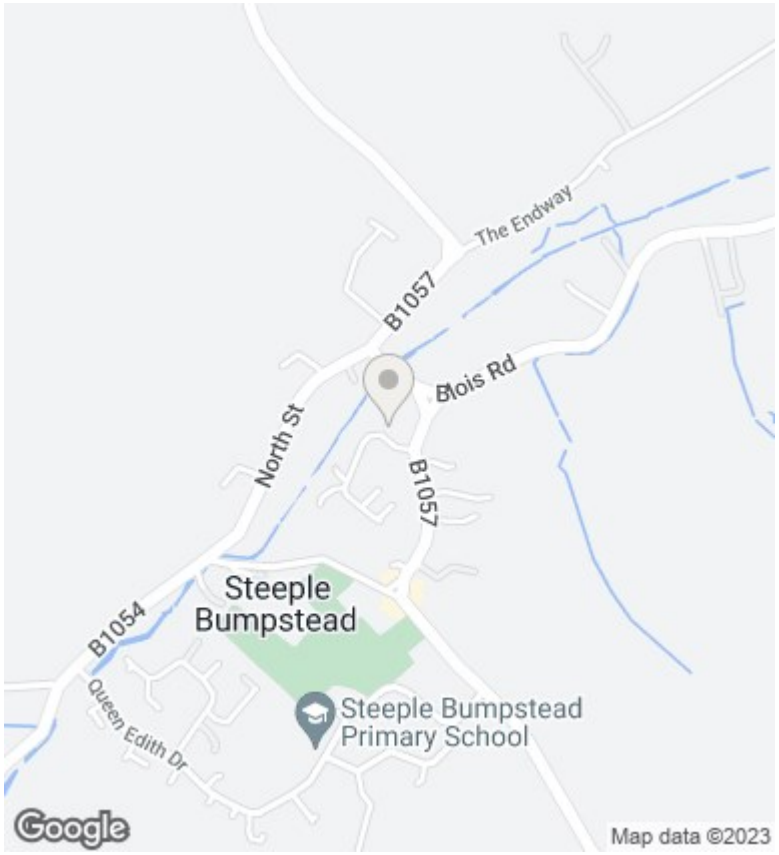
Off-Road Parking

A the property enjoys an allocated parking space to the rear of the property within the residents parking area.

Viewings

By appointment with the agents.





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