



## 15 Blois Road, Steeple Bumpstead, Essex, CB9 7BN

Guide Price £475,000

- Remarkable three-bedroom house
- Elegant sitting room
- Modern Bathroom & WC
- Sought-after Village of Steeple Bumpstead
- Tranquil garden room
- In excess of 230 ft Landscaped gardens
- Stunning kitchen/breakfast room
- Study & Utility Room
- Schedule viewing today!

## 15 Blois Road, CB9 7BN

Presenting a truly remarkable three-bedroom house in the sought-after village of Steeple Bumpstead. This property has everything a family desires - from the stunning kitchen/breakfast room with a central island unit to the elegant sitting room with a vaulted ceiling, a tranquil garden room with a roof lantern, a spacious dining room, and a study. The house boasts flow and elegance due to thoughtful extensions and adaptations. Outside, a beautifully landscaped garden awaits, ideal for family activities with a plot exceeding 230ft (72m). Don't miss out; contact us to schedule a viewing today!



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.

### Entrance Hall

Step into this inviting space through the entrance door and you'll be greeted by warm wooden flooring and stairs leading to the first floor. The open plan design seamlessly connects to the Kitchen/Breakfast Room, there's also a built-in double storage cupboard and a radiator. From here, you have easy access to the entire ground floor accommodation.

### WC

A window to the side brightens the space, complementing the two-piece suite featuring a stylish vanity wash hand basin with mixer tap. Tiled flooring and splashbacks enhance the aesthetics, completing this WC in a modern yet functional style.

### Kitchen/Breakfast Room

18'3" x 11'2"

Step down from the entrance hall into the stunning kitchen/breakfast room, showcasing a set of matching base and wall units with elegant quartz worktops. The central island mirrors this sophistication, complete with quartz surfaces, cabinets, and convenient storage. It comes equipped with a 1+1/2 bowl stainless steel sink and mixer tap, a built-in dishwasher, and ample room for an American-style fridge/freezer and range cooker with an extractor hood. The space is enhanced by wood-effect tiled flooring and warmed by two radiators. Bi-fold doors provide access to the rear garden, while glazed double doors connect to the sitting room, creating a perfect setting for hosting guests.

### Sitting Room

22'0" x 11'2"

Discover a delightful sitting room featuring two radiators, elegant wooden flooring, and a charming vaulted ceiling graced with a Velux skylight. The space effortlessly transitions from the garden room at one end to the inviting dining area at the other, creating a seamless flow of comfort and style.

### Garden Room

Step into tranquility in this beautiful garden room. Bi-fold doors reveal a delightful garden view, while a side window and a feature roof lantern flood the space with natural light. Enjoy the comfort with a radiator and stylish parquet-style tiled flooring,

### Dining Room

16'2" x 11'2"

Located at the front, this dining space features a large window that bathes the area in natural light, enhanced by an elegant radiator and beautiful wooden flooring. It provides a seamless connection back to the entrance hall, ensuring a smooth flow throughout the ground floor.

### Study

9'6" x 5'11"

Front-facing window, providing natural light and views. Radiator included for warmth and comfort.

### Utility Room

5'6" x 5'11"

Equipped with base units and worktop space, plumbing for a washing machine, room for a tumble dryer, a rear window with a garden view, and tiled flooring.

### Bathroom

Elegantly designed, this family bathroom features a four-piece suite. You'll find a luxurious panelled bath with a shower attachment, a tiled shower enclosure with a power shower and glass screen. Also included is a stylish vanity wash hand basin with a mixer tap, a low-level WC, and a heated towel rail. The window to the side adds natural light to the tiled flooring, creating a bright and inviting space.

### Landing

Access to all first floor rooms, window to front.

### Bedroom 1

12'10" x 10'6"

a generous main bedroom boasting garden views through the rear window, a side window for natural light, and elegantly designed fitted wardrobes with sliding doors.

### Bedroom 2

8'10" x 11'2"

A generously sized double room with a rear window offering garden views and a cozy radiator for added comfort.

### Bedroom 3

7'0" x 10'4"

Bedroom 3 boasts a window to the front, a radiator, and a convenient built-in cupboard.

### Outside

This property presents an enchanting setting with beautifully hedged and lawned front gardens, radiating a gentle and sophisticated curb appeal. A driveway runs alongside the lawn, offering generous off-road parking. However, the real treasure lies in the rear garden. Painstakingly landscaped, it provides an ideal space for hosting gatherings with loved ones, while the children can enjoy themselves on the vast lawn. Step out from the house onto a two-tier paved patio, perfect for unwinding and relaxation. With an impressive plot extending over 230ft (72m), this property is a sanctuary for both leisure and recreation.

### Viewings

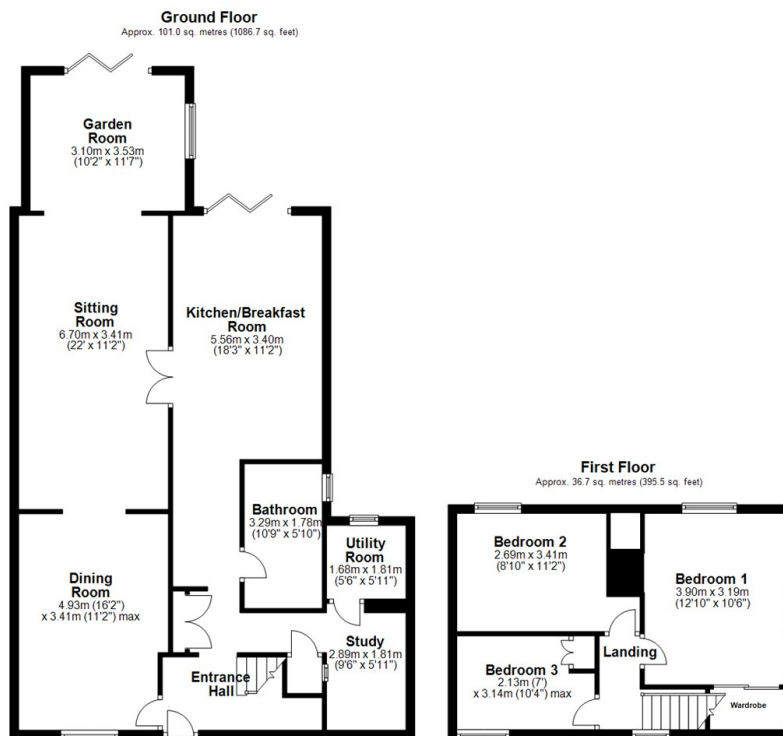
By appointment with the agents.

### 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. 137.7 sq. metres (1482.2 sq. feet)

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

## Viewings

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

## Council Tax Band

