JAMIE WARNER
– ESTATE AGENTS –

Haverhill Road, Steeple Bumpstead, CB9 7DN

Guide Price £430,000

- Three well-appointed bedrooms
- Significantly upgraded living space
- Beautifully landscaped gardens
- Potential for further extension (subject to planning)
- Recently renovated bathroom
- Secure gated parking located at the rear
- Stunning kitchen and dining area
- Modern Downstairs WC
- No onward chain

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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NO ONWARD CHAIN
Introducing a stunning extended family home nestled in the charming and picturesque village of Steeple Bumpstead, Essex. This delightful residence has been thoughtfully expanded to provide an abundance of spacious and light-filled living accommodation, featuring a breathtaking Kitchen/Dining Area that is perfect for both entertaining and everyday living, alongside a cozy Lounge and a dedicated Study for your professional needs.
The property boasts generous gardens at both the front and rear, offering a beautiful outdoor space with immense potential for further extension, subject to planning approval. Additionally, you'll find ample parking available via a gated and secure driveway, comfortably accommodating several vehicles. This home truly embodies a perfect blend of comfort, style, and opportunity in a serene village setting.

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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

Features a radiator, stairs leading to the first floor, and a door that provides access to:

LOUNGE

17'3" x 10'9"

This inviting double-aspect room boasts views of both the front and rear gardens. It features a charming fireplace equipped with a log burner and is complemented by a radiator.

DINING ROOM/OFFICE

11'3" x 8'2"

Features a double-glazed window at the front, a radiator, elegant wooden flooring, and a charming fireplace. There is also a door leading to the WC.

CLOAKROOM

Features a double-glazed window on the side, complete with a suite that includes a WC, wash basin, and a column-style towel rail radiator.

DINING AREA

13'7" x 11'7"

This stunning open-plan space seamlessly connects to the kitchen, serving as the perfect heart of the home for family gatherings or entertaining guests. It features windows on the rear and side, an under-stair cupboard, a cupboard housing the combi-boiler, a radiator, and beautiful flagstone flooring. The layout promotes a warm and inviting

KITCHEN

11'1" x 7'10"

This stunning space features a vaulted ceiling and a combination of base and wall units topped with solid oak worktops. It includes an inset butler sink and ample space with plumbing for appliances. The kitchen is enhanced by charming feature windows on both the rear and side, creating a bright and airy space.

LANDING

Loft access, window to rear, cupboard, door to:

BEDROOM ONE

11'1" x 10'9"

This spacious bedroom features two double-glazed windows at the front, offering lovely views of the front garden and the surrounding farmland. It includes a radiator and built-in cupboards for added convenience.

BEDROOM TWO

11'1" x 9'6"

Similar to the main bedroom, this generous double bedroom features a double-glazed window at the front, offering the same delightful views as Bedroom One. It also includes a radiator and a built-in cupboard for added convenience.

BEDROOM THREE

7'4" x 8'4"

This spacious single bedroom features a double-glazed window on the side and a radiator, ensuring both comfort and natural light.

OUTSIDE

Front: The impressive front garden offers a generous lawn with privacy from the hedgerow borders, pathway to front door & secure gated side access to the rear garden

Rear: Stunning family gardens exceeding 90 feet in length (including the driveway) feature elevated decking, perfect for entertaining. A raised barbecue area is complemented by a pergola and a hot tub to the side of the property. The

expansive lawn is bordered by hedges and fencing, and includes a timber shed for added convenience.

DRIVEWAY & PARKING

A spacious shingled driveway greets you at the entrance of the garden, accessible through double timber gates and secured by fencing. This area offers ample parking for multiple vehicles, and a charming archway provides access to the garden.

Viewings

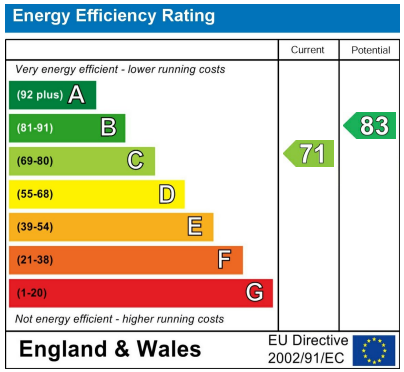
By appointment with the agents.

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.



Viewings

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