



Galah Cottage, Haverhill Road
CB9 7AG



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Galah Cottage

Haverhill Road | Helions Bumpstead | CB9 7AG

Guide Price £425,000

- A well-proportioned three-bedroom character property
- Underfloor heating to ground floor accommodation and bathrooms
- Superb kitchen/ breakfast room
- Principal bedroom with ensuite
- Off road parking
- Good size garden with countryside views
- Offered with no upward chain
- EPC: D
- Council Tax Band: B

The Property

A stunning three bedroom semi detached property which has been extensively and sympathetically extended as well as meticulously renovated and reconfigured to the highest standard by the current owner include a full rewire, new plumbing works and internal fabric. Benefitting from ample off-road parking, rear garden with countryside views and is offered with no upward chain.

The Setting

The property is set in the popular village of Helions Bumpstead, an idyllic rural village with a thriving community, award winning, gastro pub, village hall and church that is located on the Cambridgeshire/Suffolk/Essex borders. The village of Steeple Bumpstead is close by and offers a good range of amenities including a shop, public houses, petrol filling station and a well-regarded school. More comprehensive leisure and retail facilities can be found in the town of Haverhill, just 3 miles away as well as the lovely, thriving town of Saffron Walden and the historic city of Cambridge. The area is well-served by transport links with the nearby Audley End mainline train station offering frequent services to London Liverpool Street and good road networks to Cambridge, London, Stansted Airport, the M11 and A11.

The Accommodation

In detail the property comprises of an entrance hall with stairs rising to first floor with under stair cupboard, exposed timbers and cloakroom comprising W.C, wash hand basin and heated towel rail. The sitting room has windows to front and rear aspects, exposed timbers, feature red brick inglenook fireplace with cast iron grate and built in storage cupboards. The high-quality kitchen is filled with natural light from Velux windows, window to the rear aspect and bi folding doors to the garden room. Fitted with a matching range of eye and base level units with granite worksurface, solid oak pantry, central island with ceramic sink unit, electric AGA with six ring ceramic hob, space for integrated





dishwasher and washing machine. The garden room provides a good degree of natural light and double doors open to the rear garden.

The first-floor landing has a window to the rear aspect and doors to adjoining rooms. The principal bedroom is a particular feature with vaulted ceiling, window to rear aspect with stunning views over the countryside and additional Velux window. The ensuite comprises twin ceramic wash hand basins, WC, shower enclosure and Velux window. Bedroom two is a dual aspect, double room with built in recessed cupboard and exposed timbers. Bedroom 3 is a L shaped room with window to the front aspect, exposed timbers and is currently utilised as study. The family bathroom comprises Jacuzzi bath, W.C, ceramic wash hand basin, corner shower enclosure and Velux window.

Outside

To the front of the property there is a block paved driveway providing off street parking for several vehicles and a small garden area with artificial lawn and bin storage area. To the rear of the property there is paved terrace area, perfect



for alfresco dining and outdoor entertaining. The remainder of the garden is predominantly laid to artificial lawn with picket fence to the rear and beautiful countryside views.

Services

Mains electric, water and drainage are connected. Electric fired central heating. Ultrafast broadband is available and mobile signal is ok.

Tenure - Freehold

Property Type – Semi-Detached

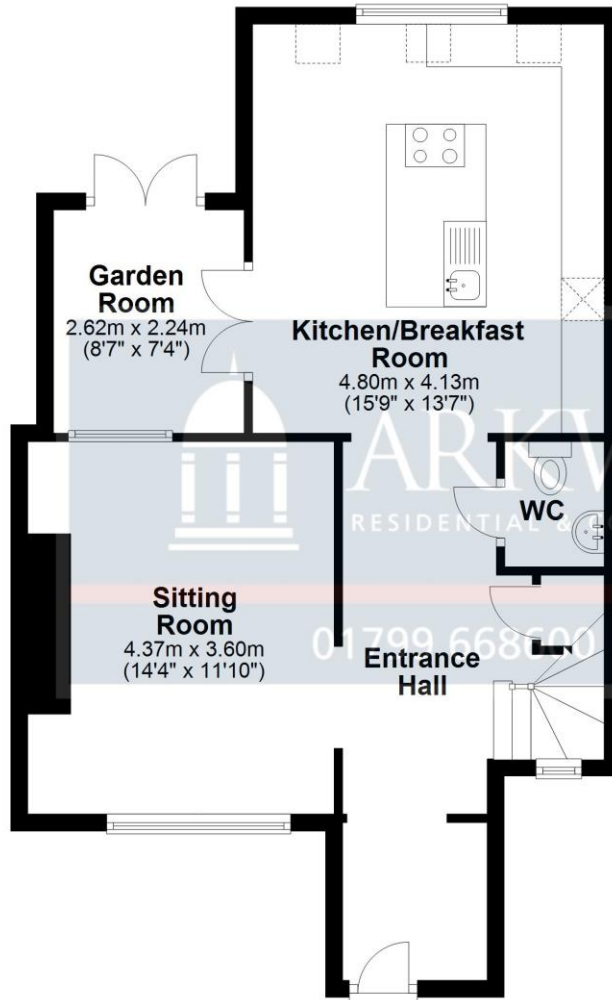
Property Construction – Part timber framed, part brick and rendered with tiled roof.

Local Authority – Braintree District Council



Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 101.1 sq. metres (1087.8 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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