



Poppy Field, Steeple Bumpstead, CB9 7DS

**CHEFFINS**

## Poppy Field

Water Lane, Steeple Bumpstead,  
CB9 7DS

- Exclusive new development
- Contemporary styling
- Kitchen/dining room
- Three double bedrooms & study/bedroom 4
- Bathroom & en suite to master
- Private garden & off-street parking
- 10 Year NHBC warranty

A detached 3 bedroom home with study, carport and additional parking set in a private cul-de-sac within an exclusive development in the heart of the village.

4 2 2

**Guide Price £450,000**





## LOCATION

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.

## POPPY FIELD

Poppy Field is an exclusive development of 28 stylish two, three and four bedroom homes, within a private cul-de-sac in an idyllic village location on the beautiful Essex/Suffolk borders.

The homes at Poppy Field feature timeless architecture and elegant interiors with excellent contemporary specification, ideal for modern living.

## SPECIFICATION

### KITCHEN & UTILITY

- Contemporary matte cabinet doors with integrated J-handles
- Stone worktops
- Glass splashback
- Under wall cabinet lighting
- Bosch appliances including:
  - Integrated single oven
  - Integrated combination microwave/oven
  - Integrated extractor hood
  - Induction hob
- Indesit appliances including:
  - Integrated fridge/freezer
  - Integrated dishwasher
  - Freestanding washing machine and tumble dryer

### BATHROOM & EN-SUITE

- Contemporary white Roca sanitaryware
- Basin with vanity unit to main bathroom
- Chrome Vado brassware
- Full-height wall and floor tiling
- Over-bath shower with clear screens
- Thermostatic shower
- Contemporary heated towel rail

### INTERNAL FINISHES

- Mexicano Oak veneer internal doors
- Brushed stainless-steel door ironmongery
- White painted timber balustrades with oak handrails
- Bespoke sliding wardrobe to master bedroom

### ELECTRICAL FITTINGS

- Contemporary white switches and sockets throughout with USB ports to key locations

- LED recessed downlighters and pendants
- External power sockets to rear
- External lights

### HOME ENTERTAINMENT

- Digital and terrestrial TV sockets in living areas and bedrooms
- BT Openreach superfast fibre
- Cat 6 cabling throughout with data points in principal rooms

### HEATING

- Gas-fired central heating and hot water
- Mains powered under floor heating to ground floor
- Flat-panel radiators to upper floors
- Electric underfloor heating to bathrooms

### SECURITY AND PEACE OF MIND

- Intruder alarm
- Mains powered heat and smoke alarms
- NHBC 10-year warranty
- CO2 detectors
- Multipoint locking front door
- Two year ERDL aftersales service

### FINISHING TOUCHES

- Turf and patio to rear garden
- Block-paved/tarmac estate road
- Composite cladding

### OTHER

- All properties are freehold
- The development has a private road and communal areas which are subject to an estate charge (details available on request)
- Predicted energy ratings - B

Specification details may be subject to variation. All internal photographs are from the show home (Plot 8).

## PLOT 6

Ground Floor:

Kitchen/diner - 5.4m x 3.8m (17'8" x 12'5")

Living room - 3.4m x 4.0m (11'2" x 13'1")  
Utility - 2.2m x 1.7m (7'3" x 5'7")

First Floor:

Bedroom 1 - 4.3m x 3.7m (14'1" x 12'1")  
En-suite - 2.3m x 1.4m (7'6" x 4'7")  
Bedroom 2 - 3.8m x 3.9m (12'5" x 12'9")  
Bedroom 3 - 3.2m x 4.4m (12'5" x 12'9")  
Study - 3.8m x 2.9m (12'5" x 9'6")  
Bathroom - 2.1m x 3.0m (6'10" x 9'10")

## MATERIAL INFORMATION

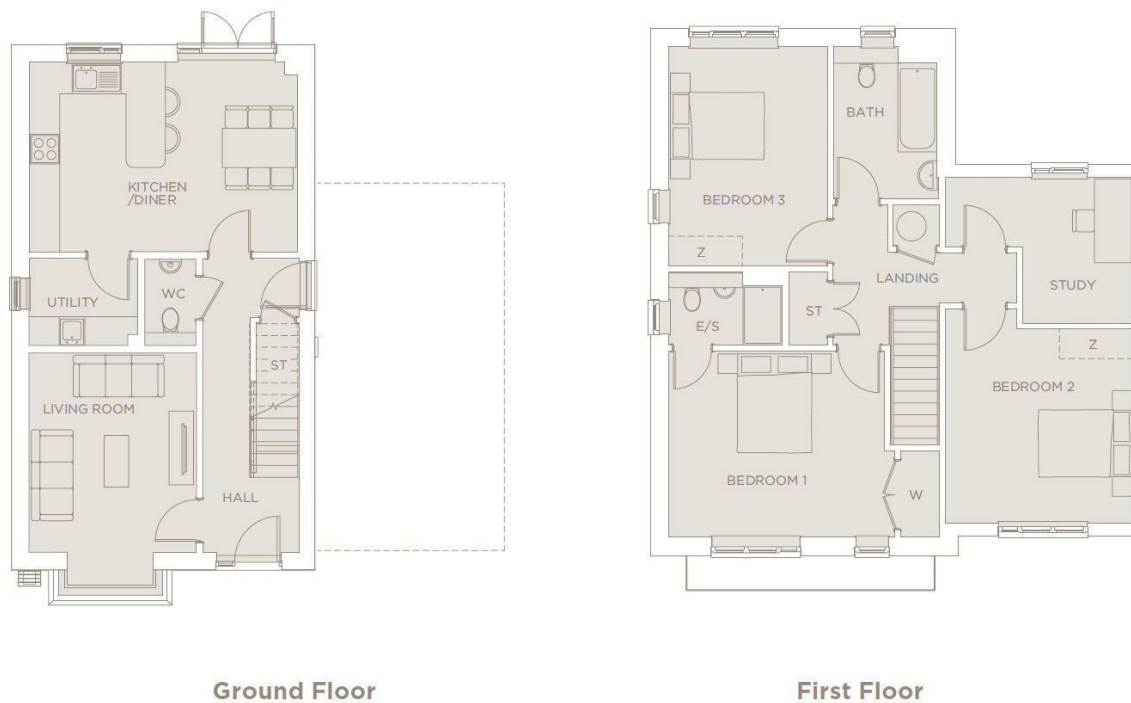
- Tenure - Freehold
- Annual service charge amount - £614.29 per annum
- Service charge review period - Annual
- Council tax band - To be assessed

## VIEWINGS

Strictly by appointment with the Agents.







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

Guide Price £450,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Braintree District Council



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.