



Bumpstead Road, Hempstead, CB10 2PP



# Bumpstead Road

Hempstead,  
CB10 2PP

- Highly energy efficient
- 10 Year build warranty
- Well-appointed kitchen/dining room
- Four double bedrooms
- Bathroom, shower room and en-suite
- Off-street parking

One of a pair of bespoke houses measuring approximately 2000 sqft, forming part of a small development of only 3 properties, set in an attractive location on the edge of the village. The properties enjoy high specification and eco-credentials.

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**Guide Price £845,000**





## LOCATION

The well-regarded village of Hempstead, which has a popular village Inn and a Church is 8 miles from the market town of Saffron Walden, which offers an excellent range of shopping, schooling and recreational facilities, including a leisure centre with swimming pool and an 18 hole golf course. Audley End mainline station is 10 miles and the M11 access point at Stumps Cross (junction 9 - south only) is about 13 miles.

## SPECIFICATION

- 10 Year build warranty
- Cat-6 cabling
- Air source heat pump
- Zoned underfloor heating to the ground floor
- Contemporary radiators to the first floor
- Bespoke built kitchen
- Neff kitchen appliances
- Porcelain tiles to the kitchen and bathrooms
- Roca sanitary ware
- Solid oak interior doors
- Choice of carpet colour (subject to build stage)
- EV charging point
- Garden landscaped with porcelain tiled terrace and lawn

## GROUND FLOOR

### ENTRANCE HALL

Entrance door with adjoining glazed panel, staircase rising to the first floor with understair storage cupboard and doors to adjoining rooms.

### SNUG/STUDY

Window to the front aspect.

### LIVING ROOM

Glazed bi-folding doors opening to the rear garden. Opening to:

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with quartz worktop space over, incorporating central island with stainless steel sink unit. Neff appliances including five ring induction hob with extractor hood over, two electric ovens and combi-microwave oven, integrated dishwasher and fridge freezer. Glazed bi-folding doors opening to the rear garden.

## UTILITY ROOM

Fitted with a matching range of base and eye level units with quartz worktop space over, space and plumbing for washing machine and tumble dryer. Window to the front aspect and glazed door providing access to the outside space.

## GROUND FLOOR SHOWER ROOM

Comprising wall-hung WC, vanity wash basin and shower enclosure.

## FIRST FLOOR

### LANDING

Built-in storage cupboard and doors to adjoining rooms.

### BEDROOM 1

Window to the rear aspect. Opening to:

### DRESSING ROOM

Fitted with a range of wardrobes and shelving. Window to the rear aspect.

### EN SUITE

Comprising large shower enclosure, vanity wash basin, wall-hung WC and heated towel rail.

### BEDROOM 2

Window to the front aspect and fitted wardrobes.

### BEDROOM 3

Window to the front aspect.

### BEDROOM 4

Window to the rear aspect.

## BATHROOM

Comprising free standing bath with shower attachment, wall-hung WC, vanity wash basin and heated towel rail.

## OUTSIDE

The property forms part of a small development of just 3 units. To the front is a off-street parking for 3 cars with EV charging point and a pathway leading to the rear garden. Adjoining the rear of the property is a porcelain paved terrace with the garden being laid to lawn.

## AGENT'S NOTES

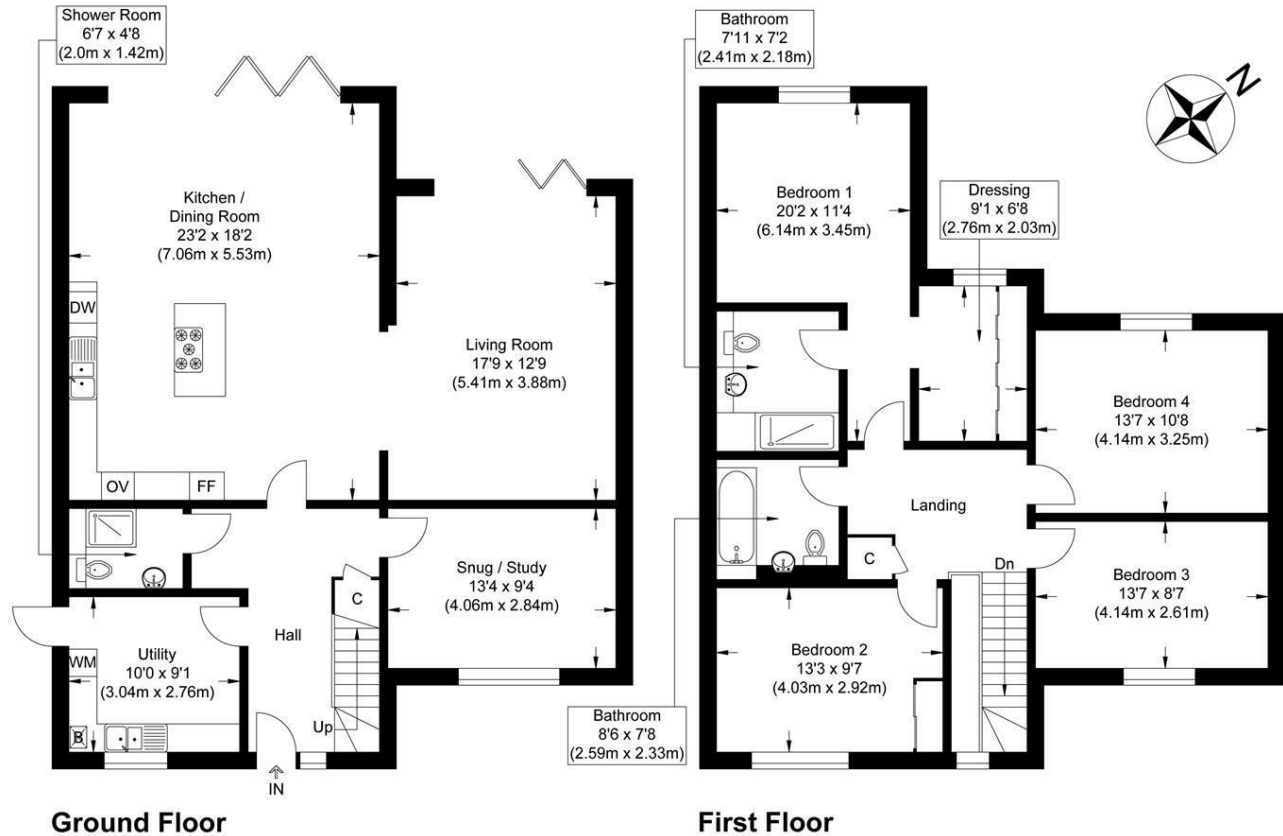
- Tenure - Freehold
  - Annual Service Charge - To be confirmed
  - Service Charge Review Period - To be confirmed
  - Council Tax Band - To be assessed
  - Property Type - Detached House
  - Property Construction - Brick with tiled roof
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 1959.03 sqft
  - Parking - Allocated off-street parking for 3 vehicles
- UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Private sewerage treatment plant
  - Heating - Air source heat pump - underfloor heating to ground floor and radiators to first floor
  - Broadband - None, but Fibre to the Property available in the area
  - Mobile Signal/Coverage - Good

## VIEWINGS

By appointment through the Agents.







## Bulls Bridge Farm

Approximate Gross Internal Floor Area : 182.0 sq m / 1959.03 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £845,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Uttlesford

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>England</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>England</p>
<b>84</b>	<b>84</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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.