



Pale Green, Haverhill, CB9 7NY

**CHEFFINS**

## Pale Green

Helions Bumpstead, Haverhill,  
CB9 7NY

- Newly constructed semi-detached home
- High quality workmanship & specification throughout
- Approx. 1,976 sqft
- Private garden with views to open countryside
- Garage & driveway with EV charging point
- Private close within a picturesque hamlet

A stunning, bespoke, new build home finished to the highest specification and forming part of a small development of only 5 dwellings. The property has been meticulously designed and built to provide stunning accommodation throughout, together with a private garden and views over the adjoining countryside.

4 2 2

Guide Price £725,000





## LOCATION

Pale Green is a quiet hamlet on the outskirts of the popular rural village of Helions Bumpstead which has a very active community; having a Village Hall - with children's play area, Parish Church, community owned Public House and cricket club. Extensive public footpaths with panoramic views of the beautiful countryside are on your doorstep. Primary schooling is available at the nearby village of Castle Camps and secondary schooling in Saffron Walden, Linton and Cambridge. The town of Haverhill with its more comprehensive facilities is around 3.5 miles away. Saffron Walden is around 10 miles with Audley End rail station nearby and London Stansted Airport is around 17 miles away.

## SPECIFICATION

- Bespoke, handmade kitchen and utility
- Miele kitchen appliances
- Villroy Bosch sanitaryware
- Bespoke joinery
- Fitted carpets included on stairs and first floor (purchaser's choice)
- Technology compliant with Wifi expander in every room
- Air source heat pump with underfloor heating throughout
- Porcelain paved terraces
- 22kw EV charging point
- CCTV and alarm system

## GROUND FLOOR

### ENTRANCE HALL

Double glazed entrance door with porch over and bespoke oak staircase rising to the first floor with understairs storage cupboard housing the underfloor heating manifolds. Solid oak doors to adjoining rooms incorporating a glazed door to the kitchen.

### SITTING ROOM

A dual aspect room with a number of double glazed windows providing a good degree of natural light and a contemporary wood burning stove.

### KITCHEN/DINING/LIVING ROOM

An excellent space providing contemporary living. The kitchen is fitted with a range of base and eye level units with quartz worktop space, twin bowl butler sink with Quooker boiling water tap, Miele appliances incorporating integrated dishwasher, oven and combination microwave, induction hob, space and plumbing for American style fridge freezer. In addition, there is a contrasting, large central island with black American walnut worktop space, incorporating a number of cupboards, drawers, breakfast bar and a wine cooler. In the kitchen area there are three windows enjoying views over the garden and adjoining countryside.

The living space has a vaulted ceiling with double glazed bi-folding doors providing access to the terrace and garden with stunning views over the adjoining countryside beyond.

## UTILITY ROOM

A well-fitted utility room with quartz worktop with butler sink, space for washing machine and tumble dryer. Plant room housing the Viessmann air source heat pump system and further storage cupboard housing the metered water softener. A double glazed stable door provides access to the side path and outside space.

## CLOAKROOM

Comprising wall-hung WC with hidden cistern and vanity wash basin.

## FIRST FLOOR

### LANDING

Velux skylight to the front aspect, built-in cupboard housing the underfloor heating manifolds and solid oak doors to adjoining rooms. Access via a pull-down ladder to the fully insulated loft space with flooring, power and lighting connected. The loft has been designed with attic trusses providing an accessible area with good head height.

### BEDROOM 1

Deep double glazed window to the front aspect with spectacular views, complimented by a pair of Velux skylights providing additional natural light. Recess for wardrobe and further walk-in recess area with solid oak door to:

### EN SUITE

Comprising wall-hung WC with hidden cistern, vanity wash basin, large shower enclosure with drench showerhead and low level lighting.

### BEDROOM 2

Window to the rear aspect with spectacular views and Velux skylight.

### BEDROOM 3

Deep window to the front aspect with further Velux skylight and built-in wardrobe.

### BEDROOM 4

Window to the front aspect.

## BATHROOM

Comprising wall-hung WC with hidden cistern, vanity wash basin with illuminated mirror above, panelled bath and large shower enclosure with drench showerhead.

## OUTSIDE

The property forms part of a stunning, bespoke development of only 5 individual homes. The property is accessed via a shared driveway with estate railings and a shared lawn area providing an attractive outlook. To the front of the property is a driveway providing off-street parking for three vehicles with EV charging point and access to the integral garage, with an adjoining lawn, estate railings and pathway leading to the rear garden. Adjoining the rear of the property is a paved terrace which is ideal for al fresco entertaining, in turn leading to the rear garden which is laid to lawn with post and rail fencing to the rear providing views over the adjoining countryside. There is an external power point to facilitate the addition of a garden shed or hot tub, if required.

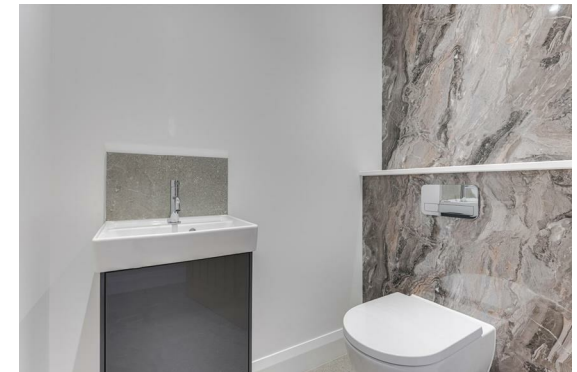
## AGENT'S NOTES

- Tenure - Freehold
- Estate Management charge - To be assessed
- Council Tax Band - F
- Property Type - Semi-detached house
- Property Construction - Brick and block with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1976.57
- Parking - Garage and driveway
- UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Air source heat pump with underfloor heating and wood burner
- Broadband - To be connected (Ultrafast broadband available in the area)
- Mobile Signal/Coverage - Good

- Rights of Way, Easements, Covenants - Deed of easement over neighbours land to maintain and check water connections.

## VIEWINGS

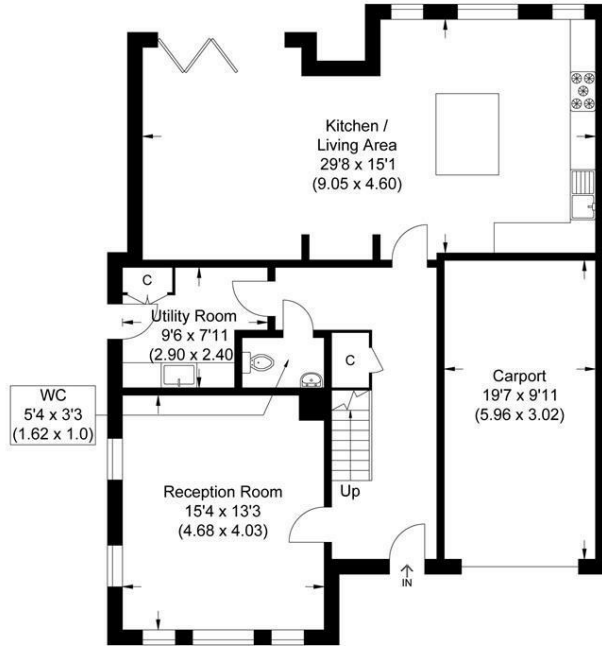
By appointment through the Agents.



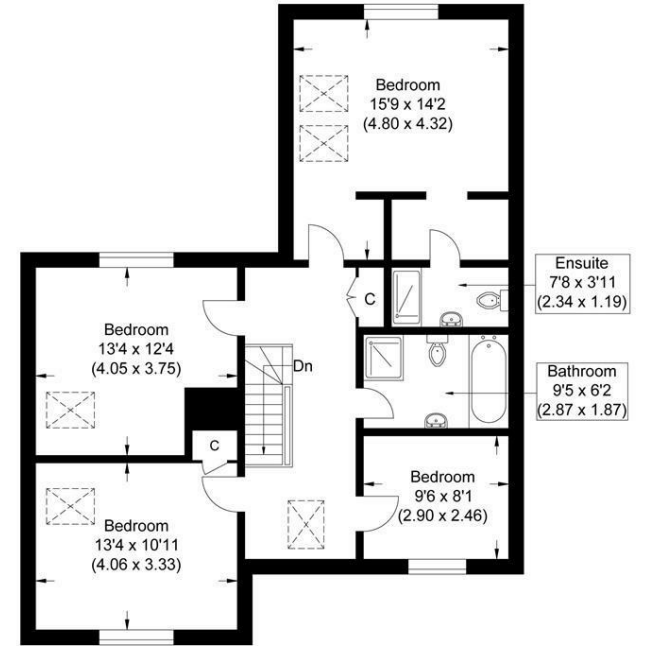




Approximate Gross Internal Area  
 183.63 sq m / 1976.57 sq ft  
 (Including Carport)  
 Carport Area 18.0 sq m / 193.75 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Guide Price £725,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Braintree

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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.