



John Tibauld Court, Steeple Bumpstead, CB9 7ET

CHEFFINS

John Tibauld Court

Steeple Bumpstead,
CB9 7ET

5 2 2

Guide Price £495,000

- Link-detached
- Quiet cul-de-sac location
- Sitting room with log burner
- Four/five bedrooms
- Family bathroom & ground floor shower room
- Private, walled garden
- Off-street parking

A four/five bedroom link-detached house set in a private cul-de-sac within a well-served village. The property enjoys beautifully presented accommodation, together with a private, walled garden and off-street parking.





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.

GROUND FLOOR

ENTRANCE HALL

Entrance door and obscure double glazed window to the front aspect, built-in coats cupboard and staircase rising to the first floor.

KITCHEN/DINING ROOM

The kitchen comprises a range of base and eye level units with work surface over, sink unit, integrated dishwasher and fridge freezer, washing machine and space for range cooker. Double glazed window to the front aspect and double glazed stable door providing access to the side path. Open plan through to the sitting room. A pair of double glazed doors provide access to:

CONSERVATORY

Windows with partial views towards the countryside adjoining the village and double glazed doors providing access to the terrace and garden.

SITTING ROOM

Log burning stove on a natural stone hearth, a pair of double glazed doors with adjoining full height double glazed windows providing a good degree of natural light and access to the terrace and garden.

BEDROOM 5/FAMILY ROOM

A multi-purpose room, dependent upon needs, currently used as a bedroom. Fitted cupboard, window to the side aspect and a pair of doors providing access to the terrace.

GROUND FLOOR SHOWER ROOM

Comprising shower enclosure, low level WC, wash basin and obscure double glazed window.

FIRST FLOOR

LANDING

Double glazed window to the rear aspect, access to the loft space and cupboard housing the gas fired boiler.

BEDROOM 1

Double glazed window to the rear aspect and fitted wardrobes.

BEDROOM 2

Double glazed window to the front aspect and fitted wardrobe.

BEDROOM 3

Double glazed window to the front aspect and fitted wardrobe.

BEDROOM 4

Double glazed window to the rear aspect and fitted wardrobe.

BATHROOM

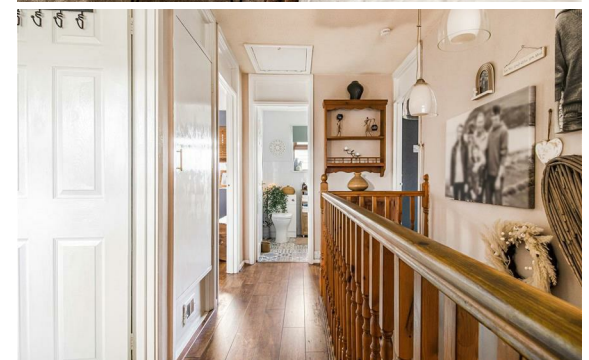
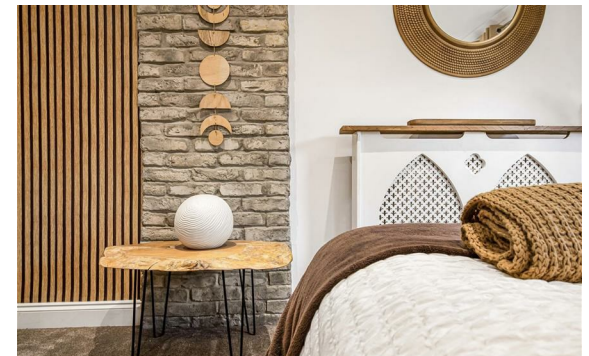
Suite comprising panelled bath, vanity wash basin, WC, heated towel rail, part-tiled walls and obscure double glazed window.

OUTSIDE


The property forms part of a small cul-de-sac, conveniently located within walking distance of the village amenities. To the front is an off-street parking space and access to the former garage, currently used as a storage. The walled rear garden comprises a paved terrace which leads down to the lawn with a further paved terrace and gravelled area providing an excellent outdoor entertaining space. To the side of the property is a useful storage area.

VIEWINGS

By appointment through the Agents.

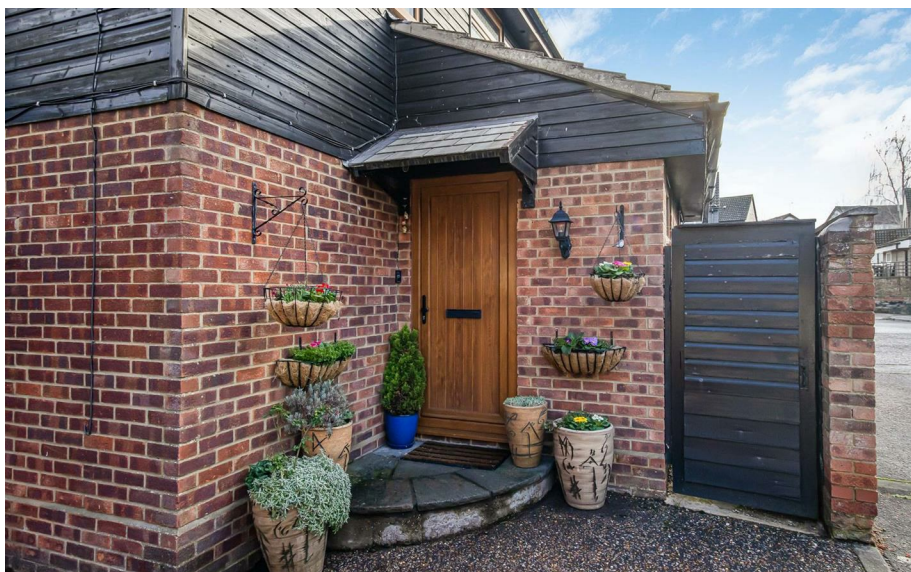




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



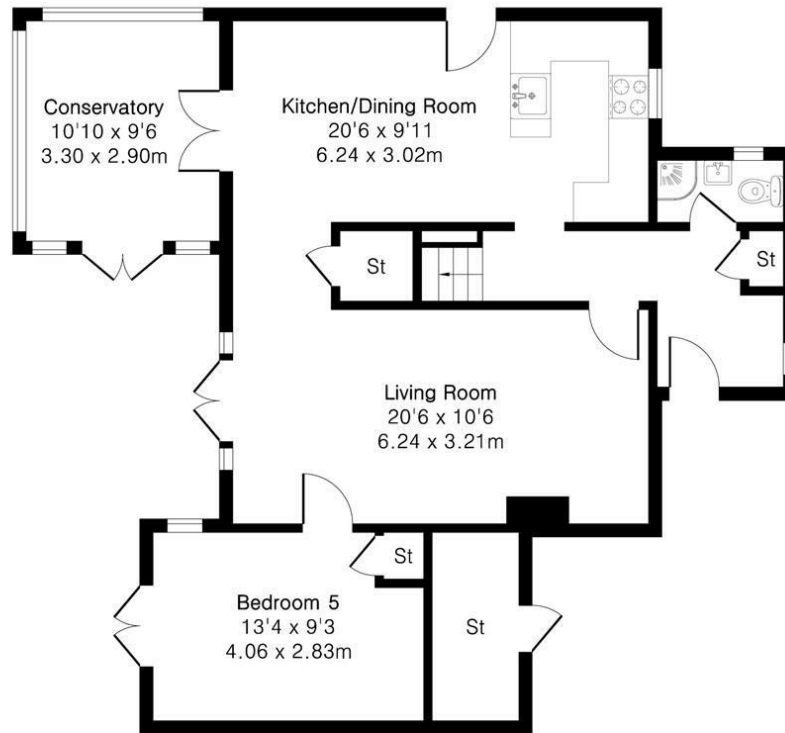
Guide Price £495,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Braintree



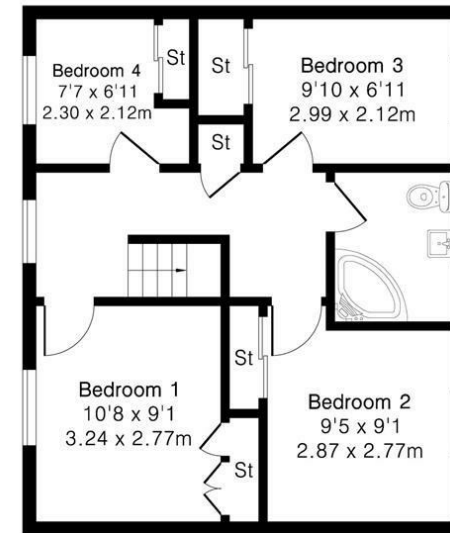
Approximate Gross Internal Area 1370 sq ft - 127 sq m

Ground Floor Area 864 sq ft – 80 sq m

First Floor Area 506 sq ft – 47 sq m



Ground Floor



First Floor

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

