



JAMIE WARNER
— ESTATE AGENTS —



2, Friars Mead The Street, Sturmer, Essex, CB9 7JU

Guide Price £550,000

- Four/Five Bedrooms
- Stunning Open Plan Kitchen/Family Room
- Double Garage And Parking
- En Suite & Dressing Room
- Double Aspect Sitting With Feature Fireplace
- Elegant Decoration Throughout
- Three Reception Rooms
- Private & Low Maintenance Gardens
- Overlooking Open Fields

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Friars Mead The Street, Essex CB9 7JU

Welcome to this charming detached house located on The Street in Sturmer, Haverhill. This delightful property boasts four spacious bedrooms, offering ample space for a growing family or those who enjoy having guests over.

Situated in a peaceful and picturesque area, this house provides a perfect blend of tranquillity and convenience. The detached nature of the property ensures privacy and a sense of exclusivity, making it a truly desirable home for those seeking a retreat from the hustle and bustle of everyday life.

The interior of the house is thoughtfully designed, with a layout that maximises space and natural light. The four bedrooms provide flexibility for various needs, whether it be a home office, a hobby room, or simply a cozy space to unwind after a long day.

Don't miss this opportunity to own a beautiful detached house in the heart of Sturmer. With its four bedrooms, peaceful surroundings, and convenient location, this property has all the makings of a wonderful family home. Contact us today to arrange a viewing and take the first step towards making this house your own.



Council Tax Band: F



Sturmer

Sturmer is a popular and unspoilt village which lies on the Essex and Suffolk borders approximately 1.5 miles south east of Haverhill and 20 miles from Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.

Entrance Hall

An impressive entrance features floor-to-ceiling picture windows that fill the space with natural light. A radiator and a turning staircase leading to the first floor are highlighted. Solid oak doors grace the area, revealing access to different rooms on the ground floor.

WC

The WC is equipped with a two-piece suite including a vanity wash hand basin with a mixer tap and slate-tiled splashback, a low-level WC, a heated towel rail, and oak flooring. It features a wooden panel wall and a window to the front.

Dining Area

10'5" x 11'2"

A spacious dining area for family and friends with a rear window offering garden views. Includes a radiator and seamlessly connects to the kitchen.

Sitting Room

20'3" x 12'0"

A generously lit room with dual aspects, flooded with natural light. The front window overlooks open fields, complemented by a brick feature fireplace, a radiator, oak flooring, and French doors leading out to the rear garden.

Study

9'5" x 8'6"

A versatile room catering to various needs, whether for remote work or as a play area, providing an ideal space. Features a front-facing window and a radiator.

Kitchen/Breakfast Room

16'2" x 10'8"

This exquisite room, complete with a dining area, serves as the heart of the home. Recently renovated with a coordinated set of base and wall cabinets, ample worktop space, a 1+1/2 bowl sink with a single drainer and a stainless steel swan neck mixer tap, and tiled splashbacks. It features an integrated fridge/freezer and dishwasher, space for a range

cooker, built-in extractor hood, a window overlooking the rear garden, and a side window that floods the room with natural light. Additionally, there is a radiator, a door leading to the utility room, and a convenient built-in cupboard.

Utility Room

5'2" x 6'9"

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, radiator, wall mounted gas boiler serving heating system and domestic hot water, two doors.

Landing

Window to front, radiator.

Bedroom 1

15'0" x 13'0"

This beautiful space truly sets the first floor apart. The main bedroom features a rear window overlooking the garden, along with a radiator. It also connects to an en suite and an open-plan dressing room, which could be converted into a fifth bedroom if needed.

En-suite

Featuring an elegant three-piece suite including a vanity wash basin with a mixer tap, a low-level WC, and a tiled shower enclosure, this space is complemented by a side window that fills the room with natural light and offers ventilation. Additionally, a heated towel rail is also provided.

Dressing Room

9'11" x 9'7"

Window at the front, radiator.

Bedroom 2

11'1" x 12'0"

A generously sized double bedroom with a window overlooking the rear, equipped with a radiator and plenty of space for all essential bedroom furniture.

Bedroom 3

10'0" x 10'1"

Another generously sized double bedroom featuring a window to the rear and a radiator.

Bedroom 4

8'9" x 12'0"

Bedroom 4 features a radiator and a window to the front, offering picturesque views over open fields.

Bathroom

The bathroom features a three-piece suite including a panelled bath with a shower over it, mixer taps, and a glass screen. It also includes a vanity washbasin with a mixer tap, a low-level WC, tiled splashbacks, a heated towel rail, a shaver point, and a window to the front.

Outside

The property boasts meticulously landscaped gardens at the front, side, and rear, enhancing its elegant curb appeal while reducing maintenance needs. The main garden at the back features an artificial lawn, complemented by a paved area extending from the sitting room, providing a pleasant seating spot. A gated access leads to the driveway. Adjacent to the barn, another section with artificial lawn offers a tranquil seating area that wraps around to the front, enclosed by a charming picket fence.

Double Garage & Drive

A double garage is situated at the rear of the property, equipped with power and lighting for added convenience. Additionally, there is eaves storage space available for ease of use, and the garage is furnished with double electric roller doors. Adjacent to the garage, there is a shingled driveway that offers off-road parking.

Viewings

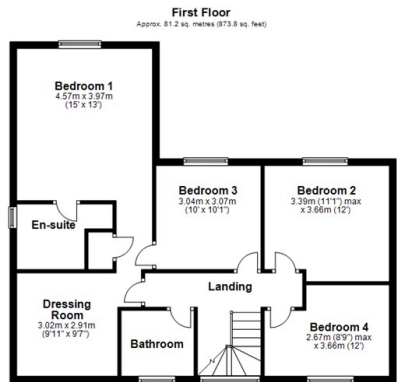
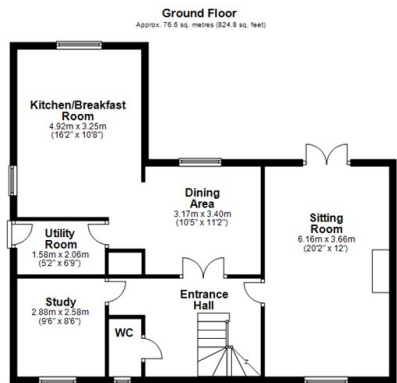
By appointment with the agents.

Special Notes

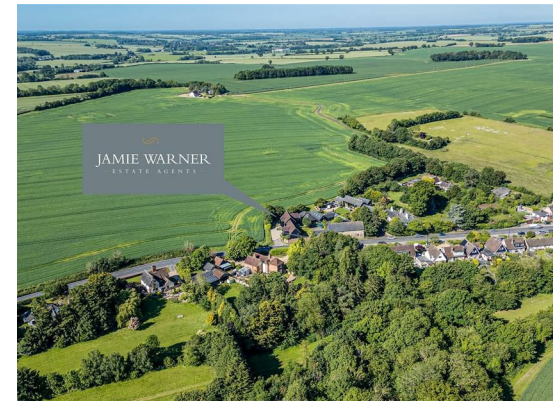
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 157.8 sq. metres (1698.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

F