



25 Blois Road, Steeple Bumpstead, Haverhill, CB9 7BN

£500,000

- 4-bedroom semi-detached family home
- Stunning kitchen with central island
- Study, utility room, downstairs WC
- Sought-after Steeple Bumpstead village
- Bifold doors to garden in excess of 200 ft
- Modern bathroom and en-suite bedroom Bedroom 1
- Extended accommodation with modern features
- Double-aspect sitting room fireplace
- Off-road parking for multiple vehicles

25 Blois Road, Haverhill CB9 7BN

A beautifully presented 4-bedroom semi-detached family home located in the sought-after village of Steeple Bumpstead. The property boasts extended accommodation, featuring a stunning kitchen with a central island and bifold doors leading to a generous rear garden exceeding 200ft. Highlights include a spacious double-aspect sitting room with an open fireplace, a study, utility room, and downstairs WC. Upstairs offers a modern bathroom, en-suite, and well-proportioned bedrooms. With off-road parking for multiple vehicles, this charming home is ideal for family living in a well-served village location.



Council Tax Band: B



Steeple Bumpstead

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.

PORCH

5'2" x 3'7"

Step into the home through this practical porch, complete with a tiled floor and a window to the side aspect. A glazed door leads you into the:

ENTRANCE HALL

A welcoming space with stairs to the first floor and a large under-stair storage cupboard. Natural light flows through a window to the front aspect, while doors lead to the following rooms:

KITCHEN/DINER

15'3" x 17'4"

The heart of the home! This spacious and modern kitchen/diner is perfect for gatherings, featuring room for a large dining table and a separate kitchen island with breakfast bar seating. Enjoy a range of sleek, modern wall, full-height, and base units topped with a beautiful Quartz worktop and upstand. Key features include a 1½ bowl stainless steel sink, an eye-level oven, a microwave combi oven, a four-ring induction hob with extractor, an integrated fridge/freezer, an under-counter fridge, a dishwasher, and a pull-out larder unit. There's even a water softener, built-in wall-mounted TV, and ceiling speakers to elevate your experience. Karndean flooring complements the space, which opens up to the rear garden through superb bi-fold doors.

SITTING ROOM

23'5" x 14'9"

A bright yet cosy retreat with an open fireplace featuring a brick surround,

wooden mantle, and stone hearth. Sliding doors lead to the rear patio, while a side window brings in additional natural light.

CLOAKROOM

Conveniently located with a W/C, built-in storage cupboards, a wall-mounted hand basin, and a tiled floor.

STUDY

8'9" x 8'5"

A functional study space with a built-in desk, a large full-height storage cupboard, and a window to the front aspect.

UTILITY ROOM

4'9" x 6'8"

Practical and efficient, the utility room includes wall and base units, a stainless steel sink with drainer, and space for both a washing machine and a separate dryer. Tiled floors and part-tiled walls complement the space, which also features a wall-mounted boiler, a window to the front aspect, and a part-glazed door to the side of the property.

1ST FLOOR LANDING

The landing provides access to the loft space and doors to the following:

BEDROOM 1

15'11" x 9'7"

A generous master bedroom with built-in wardrobes and a window to the front aspect. This room connects to the:

ENSUITE

A stylish three-piece suite comprising a shower unit, W/C, and a hand basin set into a vanity unit with ample storage. Additional features include a wall mirror with vanity lighting, a heated towel rail, a mirrored wall cabinet, tiled floors, and part-tiled walls. An obscured window to the rear aspect completes the space.

BEDROOM 4/DRESSING ROOM

12'7" x 7'3"

BEDROOM 2

10'10" x 11'8"

A lovely second bedroom with a large window offering stunning views across fields. It also features a door to a spacious airing cupboard housing a pressurised water tank.

BEDROOM 3

6'11" x 7'1"

A cosy bedroom with a window overlooking the rear garden.

BATHROOM

The family bathroom includes a three-piece suite with a bath and shower over, W/C, and a hand basin set into a vanity unit. Additional features include a heated towel rail, underfloor heating, low-level lighting, tiled floors, part-tiled walls, a mirrored wall cabinet, and an obscured window to the rear aspect.

OUTSIDE

The front of the property welcomes you with a beautifully designed split garden, featuring a shingle driveway with space for four vehicles and a neatly manicured lawn bordered by vibrant flowers. Practical touches, like a hot water outdoor tap and a power socket, add convenience. A side gate leads to the stunning rear garden—a paradise for gardening enthusiasts. Here, you'll find a spacious workshop/shed and a charming timber summer house, both equipped with power, lighting, the latter has base-level units, and worktop space. A paved patio, perfect for entertaining or relaxing, extends from the house and overlooks a generous, lush lawn, all enclosed by wooden fencing and hedges for added privacy. It's the perfect blend of beauty and functionality!







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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		

Directions

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

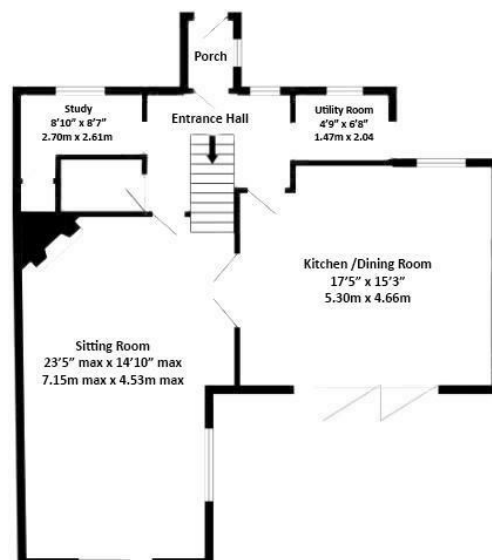
Viewings

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

Council Tax Band

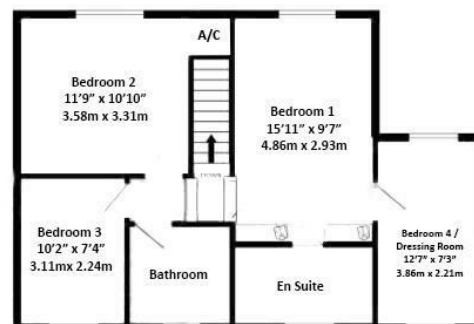
B

GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



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