

## Summary

This surprisingly spacious & versatile bungalow is situated in the sought after & well served village of Steeple Bumpstead. This extended home offer two bedrooms, lounge with log burner, ample living space, shower room & WC. With ample off road parking & a low maintenance garden.

## Description

### Approximate Room Sizes

THE PROPERTY Welcome to this charming semi-detached bungalow in the highly sought-after village of Steeple Bumpstead, offering a delightful blend of comfort and convenience. Situated within close proximity to a range of amenities including a pub, shop, post office, village hall, and primary school, this home presents an idyllic lifestyle opportunity for its fortunate new owners.

Approaching the property, you'll be greeted by a driveway providing ample off-road parking, with the added convenience of double gates allowing access to the rear garden, perfect for storing a caravan or motorhome. Stepping inside, an entrance porch welcomes you, offering a

convenient space to remove coats and shoes before entering the cosy lounge.

The lounge boasts a fitted log burner, creating a warm and inviting atmosphere ideal for those cosy nights in. From here, a door leads to the second bedroom, featuring a window overlooking the front of the property. Continuing through the lounge, a doorway leads to the spacious dining room/snug, complete with French doors opening onto the garden, offering seamless indoor-outdoor living.

Adjacent to the dining room is bedroom one, a generous double room with direct access to the shower room. The well-appointed kitchen features an excellent range of base and eye-level units with integrated oven and hob, providing ample storage

and workspace. The kitchen seamlessly flows into a utility area, equipped with a butler-style sink and space/plumbing for a washing machine. An additional door from the kitchen leads to the shower room, while an additional WC is conveniently located nearby.

Externally, the rear garden offers a private oasis enclosed by fencing, boasting a large timber shed and summer house, providing ample storage and relaxation space.

In summary, this delightful bungalow offers a wonderful opportunity to enjoy village living at its finest, with its well-presented interiors, convenient layout, and private outdoor space. Don't miss out on the chance to make this your dream home! Schedule a viewing today.

SITTING ROOM 16' 1" x 11' 5" (4.91m x 3.5m)

DINING ROOM 16' 7" x 11' 5" (5.07m x 3.5m)

KITCHEN AREA 10' 0" x 9' 6" (3.05m x 2.92m)

UTILITY ROOM 4' 9" x 9' 6" (1.47m x 2.9m)

WC

BEDROOM ONE 11' 5" x 11' 4" (3.5m x 3.46m)

SHOWER ROOM

BEDROOM TWO 11' 4" x 6' 8" (3.47m x 2.04m)

## Additional Information

Local Authority – Braintree District Council

Council Tax Band – C

Tenure – Freehold

Services – All mains services

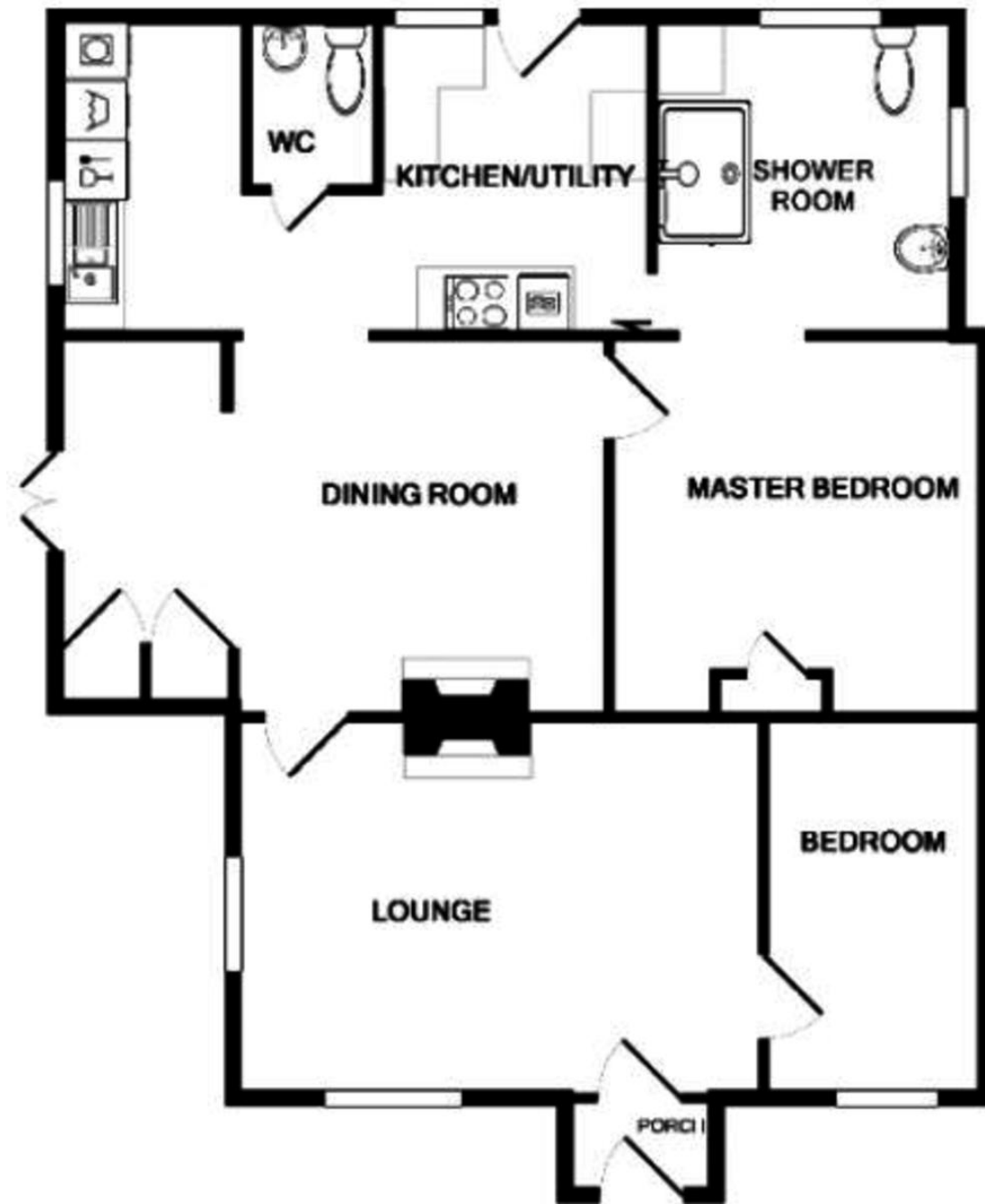
Post Code – CB9 7DS

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





If you would like to speak to one of our mortgage advisors call now – 01440 768919



Your home may be repossessed if you do not keep up repayments on your mortgage.

**Contact Details**  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	
A	
(81-91)	
B	
(69-80)	
C	
71	84
(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	
WWW.EPC4U.COM	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Water Lane | Steeple Bumpstead | CB9 7DS

£319,995

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- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- WELL SERVED VILLAGE OF STEEPLE BUMPSTEAD
- PLENTY OF OFF ROAD PARKING
- LOW MAINTENANCE GARDEN WITH SHED & SUMMER HOUSE
- CLOSE TO VILLAGE AMENITIES
- LOUNGE WITH LOG BURNER