



**3 Woolnough Close
Steeple Bumpstead, Suffolk**

**DAVID
BURR**



3 Woolnough Close, Steeple Bumpstead, Haverhill, Suffolk CB9 7BX

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders, 20 miles from Cambridge, 10 miles from Saffron Walden and 22 miles from Bury St Edmunds. Rail links to London Liverpool Street are from Audley End Station (approx 12 miles away), the journey time being 50 minutes to an hour and from Sudbury, Suffolk (approximately 16 miles away). Steeple Bumpstead benefits from facilities including post office/off licence/general stores, 2 public houses, primary school, 2 churches and a petrol station.

This spacious and well presented three/four bedroom semi-detached property is situated in a quiet cul-de-sac location within this sought after and well served Suffolk village. The property has undergone an extensive renovation programme in recent years and now offers light and spacious accommodation with off-road parking for multiple vehicles and generous gardens.

A spacious and well presented property having undergone an extensive renovation programme in recent years with off-road parking for multiple vehicles and generous gardens.

Entrance into:

HALLWAY: A spacious and light hallway with staircase to the first floor with storage cupboard underneath, tiled flooring and doors to the:

KITCHEN: Comprehensively fitted with a range of wall and base units under worktop with inset sink with hot tap. Integrated appliances include built-in oven and combi micro-oven, gas hob with extractor over, fridge/freezer, dishwasher and washing machine. Tiled flooring and double doors lead through to the:

CONSERVATORY: A generous addition to the property offering further living accommodation currently utilised as a dining room with French doors opening to the terrace.

SITTING ROOM: A light and spacious room with log burning stove set upon a granite hearth. Outlook to the front and sliding doors opening to the conservatory.

CLOAKROOM: With WC and hand wash basin.

STUDY/BEDROOM 4: Accessed via an inner lobby area, currently utilised as a study but could be a fourth bedroom with outlook to the front aspect.

First Floor

LANDING: A spacious landing with airing cupboard, access to the roof and rooms off:

MASTER BEDROOM: A spacious double bedroom with over stairs storage cupboard and outlook to the front.

BEDROOM 2: A further double bedroom with outlook to the rear.

BEDROOM 3: With outlook to the rear.

FAMILY BATHROOM: Stylishly fitted with panel bath with shower over, vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring.

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Outside

The property is approached via an extensive paved driveway providing parking for multiple vehicles with a small area of traditional lawn to the front with bedded borders abutting the house. A pathway leads to the front door and round to the generous rear gardens which feature a large paved dining terrace, ideal for Al Fresco entertaining with a low-level retaining wall and a step leading down to an area of traditional lawn with mature flower borders. Room for garden shed, enclosed with border fencing.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB.

COUNCIL TAX BAND: D. £2,128.18 per annum.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 900 mbps download, up to 900 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with EE, Three and O2.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

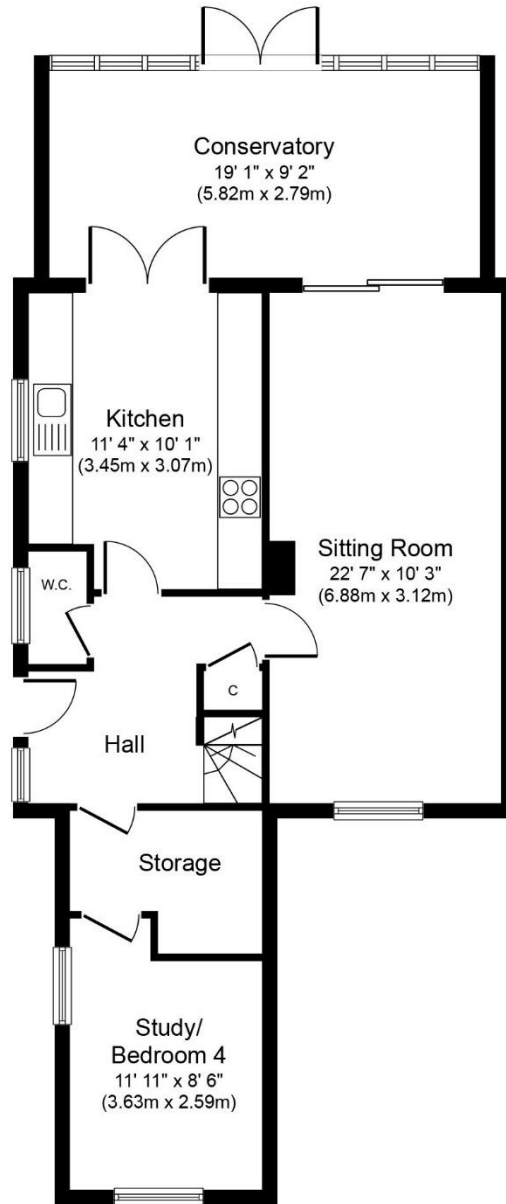
RESTRICTIONS ON USE OR COVENANTS: Restrictive covenants are in place with regard to the Title. Please ask for further details.

FLOOD RISK: None known.

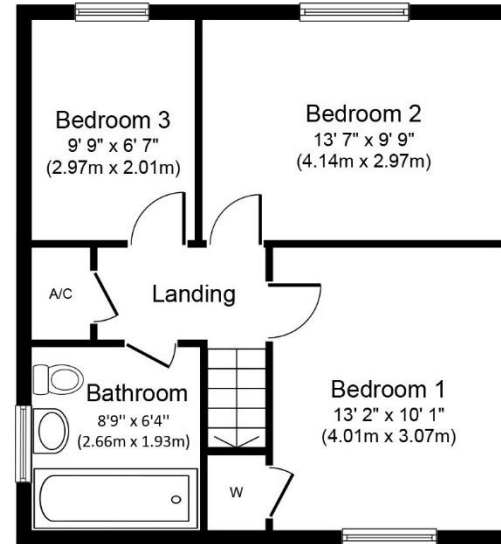
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
805 sq. ft.
(74.8 sq. m.)



First Floor
Approximate Floor Area
473 sq. ft.
(43.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

