



The Street, Sturmer, CB9 7XF



The Street

Sturmer,
CB9 7XF

- Immaculately Presented Family Home
- Four Bedrooms
- Master With Ensuite Facilities
- Beautiful Open Plan Kitchen / Dining Area
- Study
- Generous Driveway & Garage
- Open Countryside To The Rear
- Freehold

An Immaculately presented detached property occupying an elevated position with beautiful views over open countryside. The property benefits from many fine features including a wonderful open plan kitchen/dining area, study, master bedroom with en-suite, large driveway and garage. (EPC Rating C).

4 2 3

Guide Price £635,000





LOCATION

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 A generous entrance hall with oak staircase to first floor

OPEN PLAN KITCHEN/DINING ROOM 20' 1" x 18' 0" (6.14m x 5.51m) A wonderful open plan area comprising a range of wall and base units with oak worktops, stainless steel sink. Two Integrated fridges, dishwasher and a range cooker (This is negotiable). There is a centre island with additional storage units under, the dining area has french doors leading to the rear garden.

SITTING ROOM 21' 10" x 12' 4" (6.67m x 3.78m) Dual aspect windows with notable views over the rear garden, fireplace with wood burning stove.

STUDY/PLAYROOM 11' 10" x 10' 4" (3.61m x 3.15m) A spacious Study, window to front.

UTILITY ROOM 12' 2" x 6' 0" (3.72m x 1.85m) Fitted with a range of base units with worktop over, stainless steel sink and drainer. Integrated wine cooler, space and plumbing for a washing machine, cupboard housing the boiler and water softener. Door to outside, door to WC.

WC Fitted with two piece suite comprising low level WC and wash hand basin.

FIRST FLOOR

LANDING Access to loft space (light connected and part boarded) doors to:

MASTER SUITE 11' 9" x 11' 8" (3.59m x 3.57m) Built in wardrobe and dual aspect windows with beautiful views over open countryside to the rear.

EN SUITE Three piece suite comprising shower cubicle, vanity unit, low level WC and heated towel rail.

BEDROOM 2 15' 7" x 12' 4" (4.76m x 3.77m) A double bedroom with dual aspect windows enjoying views over open countryside.

BEDROOM 3 12' 11" x 12' 5" (3.95m x 3.79m) A double bedroom with eaves storage, window to front.

BEDROOM 4 9' 6" x 8' 3" (2.92m x 2.54m) Fitted wardrobe and window to rear.

FAMILY BATHROOM Stylishly fitted with a tiled bath with shower above, WC, wash basin and heated towel rail.

OUTSIDE To the front of the property is an area which is stocked with an array of mature shrubs and plants including an area for growing vegetables. There are side access gates to both sides of the property with a log store located to the left hand side. The rear garden has a large paved patio area providing an ideal area for seating and entertaining, steps lead up to the lawn area which enjoys wonderful panoramic views over open countryside. The garden also features a timber workshop with attached kennel and log store.

GARAGE & DRIVEWAY To the front of the property is a large shingle driveway offering parking for several vehicles. The property also has the benefits of a generous garage with Hormann electric door, power and lighting connected and personal door leading to the rear garden.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that

can be found on our website.

VIEWINGS

By appointment through the Agents.

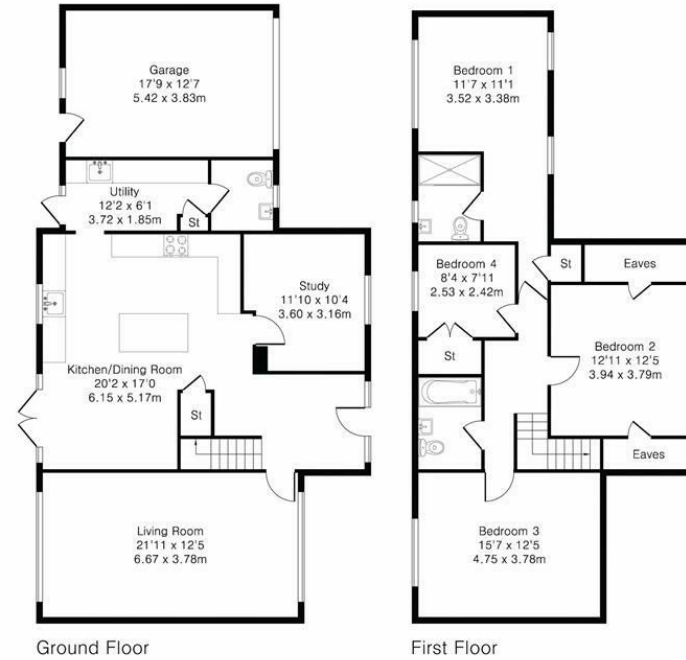
SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
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.





Approximate Gross Internal Area 1760 sq ft – 164 sq m
 Ground Floor Area 946 sq ft – 88 sq m
 First Floor Area 814 sq ft – 76 sq m
 Garage Area 223 sq ft – 21 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(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	

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Tenure – Freehold

Council Tax Band – E

Local Authority – Braintree



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.