



North Street, Steeple Bumpstead, CB9 7DJ

CHEFFINS

North Street

Steeple Bumpstead,
CB9 7DJ

- Immaculate Barn Conversion
- Double Garage and Large Drive
- Five Bedrooms
- Two Ensuites
- Dressing Room/Study
- Utility Room
- Secluded Rear Garden
- Freehold
- EPC Rating TBC

An exceptional five bedroom barn conversion nestled in the sought after village of Steeple Bumpstead. This delightful family home is benefitted by a double garage and drive, beautiful secluded rear garden and versatile living accommodation. (EPC rating TBC)

5 3 3

Guide Price £725,000





LOCATION

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, two public houses, village store, a well regarded primary school and nursery.

GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, doors to:

LIVING ROOM

Dual aspect windows, French doors to rear garden, fireplace with woodburner, two radiators.

FAMILY ROOM

Dual aspect windows, radiator.

KITCHEN/BREAKFAST ROOM

Fitted matching range of base and eye level units with worktop over, one and half bowl stainless steel sink, eye level oven, four ring gas hob with extractor over, space for fridge/freezer, wine cooler, window, radiator, French doors to garden.

UTILITY ROOM

Fitted base and eye level units, stainless steel sink, plumbing for washing machine, gas boiler, door to garden.

DINING ROOM

Window, radiator.

WC

Two piece suite comprising low level wc and vanity hand wash basin, radiator, obscure window.

FIRST FLOOR

LANDING

Window to side, radiator, airing cupboard.

BEDROOM ONE

Window to rear, radiator, door to ensuite.

ENSUITE

Three piece suite comprising shower enclosure, vanity hand wash basin, low wc, heated towel rail, extractor fan.

BEDROOM TWO

Window to rear, radiator, door to ensuite.

ENSUITE

Three piece suite comprising shower enclosure, pedestal hand wash basin, low wc, heated towel rail, extractor fan.

DRESSING ROOM/STUDY

Velux window to rear, radiator, loft access.

BEDROOM THREE

Window to rear, radiator.

BEDROOM FOUR

Window to front, radiator.

BEDROOM FIVE

Window to front, radiator.

BATHROOM

Elegant four piece suite comprising of panelled bath, shower enclosure, low wc, vanity hand wash basin, heated towel rail, extractor fan, obscure window.

OUTSIDE

Beautiful landscaped rear garden, immediate paved patio area ideal for entertaining. Steps up to wonderful garden with an array of mature shrubs. Raised lawn with an

additional secluded seating area. Enclosed by timber fencing.

DOUBLE GARAGE

Electric up and over door, power and lighting connected, water tap fitted, personal door through to garden.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.





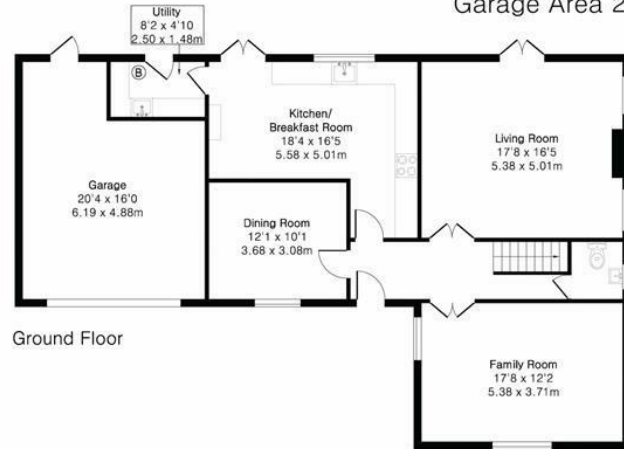


Approximate Gross Internal Area 2335 sq ft - 217 sq m

Ground Floor Area 1018 sq ft – 95 sq m

First Floor Area 1317 sq ft – 122 sq m

Garage Area 289 sq ft – 27 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	82
EU Directive 2002/91/EC			

Guide Price £725,000

Tenure – Freehold

Council Tax Band – F

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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.