



JAMIE WARNER
— ESTATE AGENTS —



29 Lion Meadow, Steeple Bumpstead, CB9 7BY

Guide Price £450,000

- Four Generous Bedrooms
- Two Further Reception Rooms
- Gas Radiator Heating
- En Suite To Main Bedroom
- Landscaped Gardens
- Popular Village Of Steeple Bumpstead
- Stunning Kitchen/Family Room
- Double Glazing
- Garage & Driveway

29 Lion Meadow, CB9 7BY

This lovely, spacious family home is tucked away down a private driveway serving only three houses in the ever-popular village of Steeple Bumpstead. Boasting four double bedrooms, an en suite to the main bedroom and two reception rooms; this house has everything for a growing family. The open plan kitchen/family room creates an inviting space that leads out onto the landscaped gardens – perfect for relaxing. The property also has the benefit of a single garage along with off-road parking.



Council Tax Band: E



Steeple Bumpstead

STEEPLE BUMPSTEAD is situated in rolling countryside on the Essex/Suffolk border. The village is well placed for the market towns of Saffron Walden and Clare. The University City of Cambridge is 20 miles away. For the commuter there are train services from Audley End station into London Liverpool Street. Steeple Bumpstead has amenities including a small library, garage with shop, post office, 2 public houses, surgery and a local primary school. There are shopping facilities at Cambridge, Saffron Walden and Haverhill.

GROUND FLOOR

ENTRANCE HALL

Entrance door, window to front, radiator, stairs to first floor, door to:

WC

Obscure window, fitted with a two piece suite comprising wash hand basin and low-level wc, radiator.

STUDY

7'8" x 7'3"

Window to front, radiator.

DINING ROOM

10'9" x 10'3"

Dual aspect windows, wooden flooring, radiator.

LOUNGE AREA

16'1" x 10'9"

Bay window to rear with french doors leading to the garden, fireplace with wood burner, two radiators, karndeian flooring, open plan to:

KITCHEN AREA

12'9" x 11'6"

Fitted with a matching range of base and eye level units with worktop space over, one and half bowl sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, fitted eye level electric double oven. Matching Island unit housing four ring electric hob with extractor hood over, storage drawers under. French double doors to garden.

FIRST FLOOR

LANDING

Window to side, radiator, double door to Airing cupboard, door to:

BEDROOM 1

11'11" x 10'11"

Bay window to rear, radiator, built-in double wardrobes, door to:

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin, low-level WC and heated towel rail, obscure window. (We have been advised that the WC in the en-suite is not currently connected).

BEDROOM 2

11'6" x 10'5"

Window to front, radiator.

BEDROOM 3

11'10" x 10'6"

Window to front, radiator, built-in double wardrobes.

BEDROOM 4

11'3" x 6'9"

Window to rear, radiator.

BATHROOM

Fitted with a three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, tiled flooring, obscure window.

OUTSIDE

The rear garden has a paved patio area immediately from the house providing an ideal area for seating and entertaining. The garden is landscaped with an array of shrubs and plants situated throughout with a central lawn area. A further seating area lies at the head of the garden. The garden is enclosed by timber fencing with side access gate leading to the front of the property.

The front garden is again, mainly laid to lawn and planted with flower and shrubs displays and small trees. The garden is enclosed by metal fencing and a pathway leads to the entrance door.

GARAGE AND DRIVEWAY

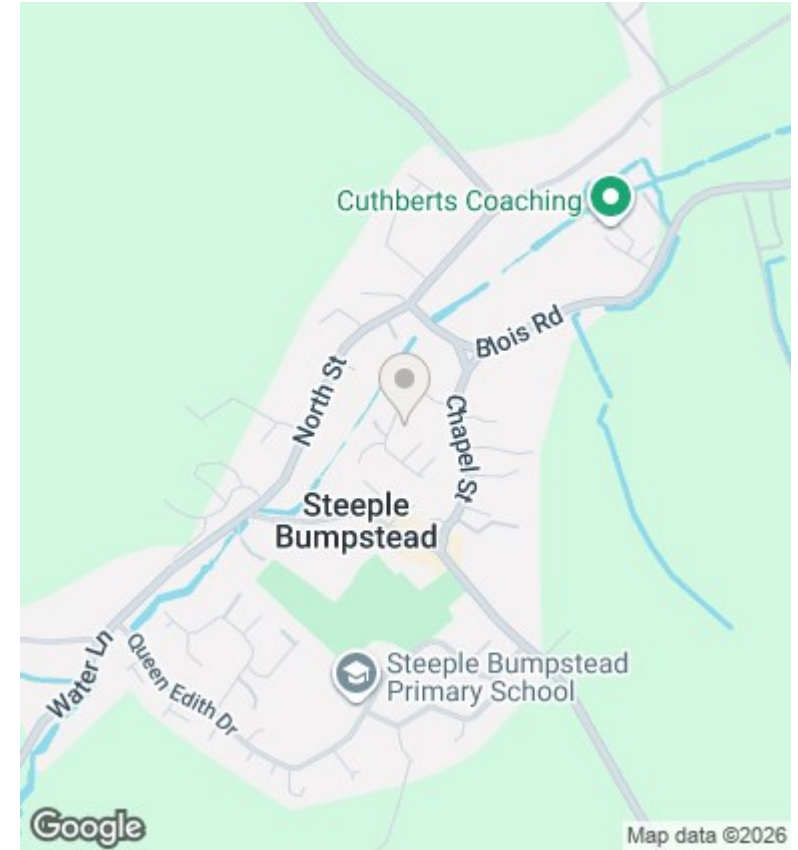
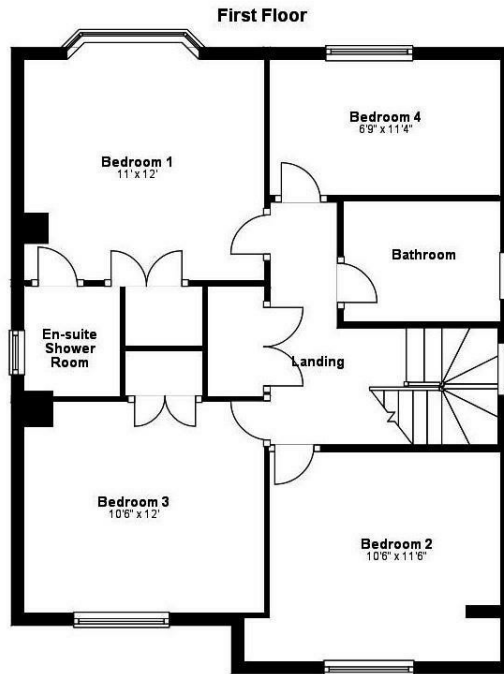
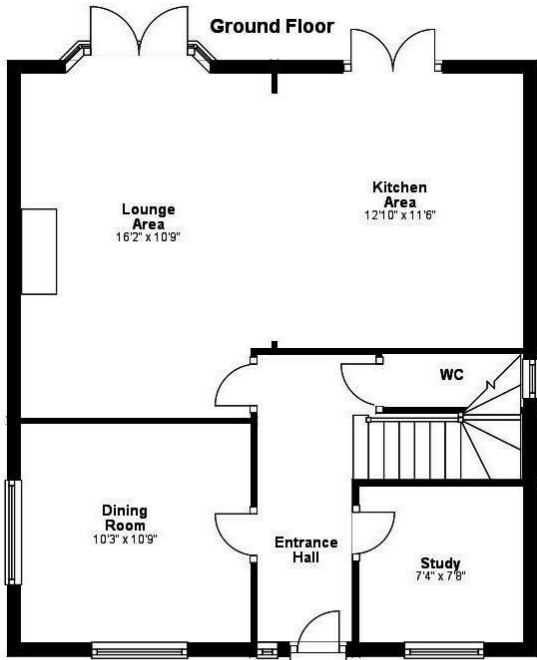
The property has a single garage with power and lighting connected with personal door leading to the rear garden.

VIEWINGS

By appointment through the Agents.







Viewings

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

Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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	