JAMIE WARNER
ESTATE AGENTS







56 Lion Meadow, Steeple Bumpstead, Essex, CB9 7BY

Offers Over £450,000

- FOUR DOUBLE BEDROOMS
- PRIVATE DRIVE OF FIVE HOMES
- THREE VERSATILE RECEPTION ROOMS
- EN SUITE TO MAIN BEDROOM
- 1,635 SQ FT OF ACCOMMODATION
- WOOD BURNING STOVE
- TUCKED AWAY PRIVATE POSITION
- DOUBLE GARAGE & PRIVATE DRIVE
- GENEROUS REAR GARDEN

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

56 Lion Meadow, Steeple Bumpstead CB9 7BY

PRIVATE TUCKED-AWAY POSITION WITH DOUBLE GARAGE AND FOUR DOUBLE BEDROOMS IN THE HEART OF STEEPLE BUMPSTEAD

Occupying a lovely secluded position at the head of a private drive serving just five homes, this substantial detached family home offers over 1600 sq ft of versatile accommodation including FOUR DOUBLE BEDROOMS, three reception spaces and a detached double garage. The property enjoys a generous rear garden backing onto mature greenery, whilst internally the spacious and flexible layout is ideal for modern family living with interconnecting reception rooms, wood burner and a superb sense of space throughout. Situated within the highly regarded village of Steeple Bumpstead, properties in positions such as this rarely stay available for long.

4 2 3 C

Council Tax Band: F





Steeple Bumpstead

Steeple Bumpstead is a popular village situated on the Essex and Suffolk borders, approximately three miles south of Haverhill and conveniently positioned for access to Cambridge, Saffron Walden and Bury St Edmunds. The village offers a range of amenities including a general store, public house and primary school, together with an active village hall hosting a variety of community activities such as ballet, bingo, farmers markets, scouts groups, fitness classes and pickleball.

Ground Floor

Entrance Hall

A spacious and welcoming entrance hall setting the tone for the rest of the property, featuring wooden flooring, useful under-stairs storage cupboard, additional storage cupboard and stairs rising to the first floor. The generous proportions immediately create a lovely sense of space upon entering the home. Doors leading to all principal ground floor accommodation.

WC

Fitted with a two piece suite comprising vanity wash hand basin with tiled splashbacks and low-level WC. Window to front aspect and radiator.

Kitchen
3.23m (10'7") x 2.00m (6'7")

A well-planned kitchen fitted with a matching range of base and eye level units complemented by round edged worktops and tiled splashbacks. Inset 1½ bowl stainless steel sink unit with mixer tap, fitted electric oven, built-in five ring gas hob with extractor hood over and integrated fridge/freezer. Front facing window provides natural light, whilst the open-plan layout flows naturally through towards the dining room and utility area, creating a sociable feel ideal for modern family living.

Utility Room
1.84m (6') x 1.61m (5'3")

A practical addition to the home fitted with further matching units and worktops with stainless steel sink unit and mixer tap. Plumbing for washing machine and dishwasher, wall mounted gas boiler installed in 2024 and door leading directly out to the garden.

Dining Room
3.23m (10'7") x 2.97m (9'9")

A bright and comfortable dining space enjoying wooden flooring and French doors opening directly onto the rear garden terrace, helping to create an excellent entertaining space during the warmer months. Well positioned between the kitchen and sitting room for everyday family living.

Office
3.91m (12'10") x 3.55m (11'8")

Currently utilised as a music room and home office, this versatile reception space enjoys a pleasant front aspect and wooden flooring. Double bi-fold doors open through to the sitting room allowing the two rooms to combine effortlessly, creating a superb open and versatile living environment if desired, whilst still offering the flexibility of a separate reception room when required.

Sitting Room
5.89m (19'4") x 3.91m (12'10")

A particularly impressive principal reception room enjoying excellent natural light from windows to the side aspect and French doors opening onto the rear garden. The room centres around an attractive feature fireplace with stone surround and inset cast-iron wood burner creating a lovely focal point and cosy atmosphere. Wooden flooring continues throughout, whilst the generous proportions comfortably accommodate multiple seating areas making this an ideal family and entertaining space.

First Floor

Landing

A spacious landing area with window to rear aspect allowing for excellent natural light. Doors leading to all first floor accommodation.

Bedroom 1
4.42m (14'6") x 3.91m (12'10")

A generous principal bedroom enjoying a pleasant outlook over the rear garden and offering an excellent range of fitted wardrobes with full-length mirrored sliding doors providing substantial storage. The room offers ample space for additional bedroom furniture whilst also benefitting from direct access to the en-suite shower room.

En-suite

Fitted with a modern three piece suite comprising vanity wash hand basin with mixer tap, low-level WC and enclosed shower cubicle with fitted power shower and glass screen. Complemented by tiled splashbacks, window to side aspect and useful built-in storage.

Bedroom 2
3.91m (12'10") x 3.34m (11')

A particularly spacious double bedroom with window to the front aspect allowing for plenty of natural light. A well-proportioned room comfortably accommodating a range of bedroom furniture whilst also benefitting from useful built-in storage cupboard.

Bedroom 3
3.39m (11'2") x 3.23m (10'7")

Another generous double bedroom enjoying attractive views over the rear garden. The room also benefits from fitted double wardrobes with sliding doors providing excellent built-in storage, making this an ideal

guest bedroom or larger family bedroom.

Bedroom 4
3.23m (10'7") x 2.76m (9')

A comfortable double bedroom with front facing window creating a bright and airy feel. The room offers flexibility for a variety of uses including guest accommodation, children's bedroom or additional home working space if required.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower attachment over and fitted screen, vanity wash hand basin and low-level WC. Complemented by tiled splashbacks and skylight window allowing for excellent natural light, creating a bright and practical family bathroom.

Outside

The property enjoys a generous and well-maintained rear garden predominantly laid to lawn, creating an excellent outdoor space for both families and entertaining. A substantial paved terrace spans the rear of the property providing ample room for outside seating, dining and summer gatherings, with direct access from both the sitting room and dining room helping to create a lovely connection between the inside and outside spaces.

The garden itself is enclosed by fencing and enjoys a pleasant backdrop of mature trees and greenery beyond, giving the space an established and relatively private feel. Side access leads through to the front of the property.

Occupying a tucked-away position at the head of a private drive serving just five homes, the property enjoys a particularly pleasant setting. To the front, there is a driveway providing parking for multiple vehicles leading to a detached double garage with twin up-and-over doors, power and light connected, side access door and useful storage within the eaves. There is also an additional lawned frontage helping to create an attractive approach to the home.

Viewings
By appointment with the agents.

Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

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.









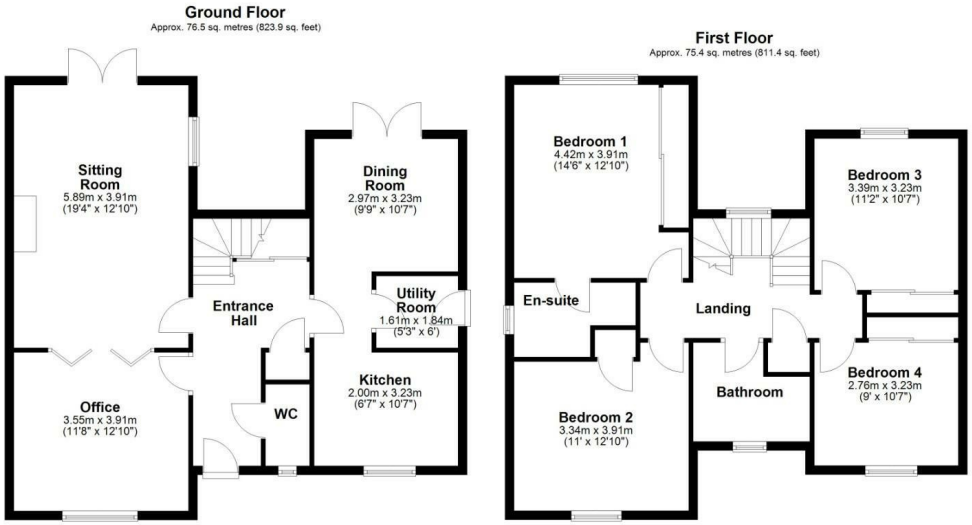












Total area: approx. 151.9 sq. metres (1635.3 sq. feet)













Viewings

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

C

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk