



JAMIE WARNER  
— ESTATE AGENTS —



## 3 Crunch Croft, Sturmer, Essex, CB9 7XE

£500,000

- Quiet cul-de-sac village setting
- Twin bi-fold doors to garden
- Beautifully landscaped rear garden
- Fully renovated and extended bungalow
- Separate sitting room with wood burner
- Tandem garage & utility room
- Spectacular vaulted kitchen / family room
- Principal bedroom with en-suite
- Generous in & out driveway

# 3 Crunch Croft, Essex CB9 7XE

STUNNING EXTENDED BUNGALOW WITH LANDSCAPED GARDENS IN PEACEFUL CUL-DE-SAC

Set within a quiet cul-de-sac in the sought-after village of Sturmer, this beautifully renovated and substantially extended bungalow offers stylish, versatile living with a true sense of space and light. The heart of the home is a spectacular vaulted kitchen/family room with quartz-topped island and twin bi-fold doors opening onto a landscaped rear garden, perfect for entertaining and modern family life.

The property provides three well-proportioned bedrooms, including a superb principal suite with contemporary shower room, a separate sitting room with cast-iron wood burner, and a practical utility room with internal access to the tandem garage. Outside, the home enjoys a beautifully landscaped garden with raised deck, neat lawn and secure gated parking leading to a large hardstanding — ideal for a future home office or workshop — together with a smart block-paved and shingle driveway at the front.



Council Tax Band: E



## Sturmer

Sturmer is a charming and historic Essex village set just 2 miles from Haverhill and close to the Suffolk border. Steeped in history and mentioned in the Domesday Book, the village is home to the beautiful Saxon-era St Mary's Church and the elegant Sturmer Hall Hotel & Estate.

Despite its peaceful, rural feel, Sturmer offers useful local amenities including a traditional pub, popular garden centre and scenic countryside walks — including the former Stour Valley railway line, now a picturesque amenity walk for residents to enjoy. Excellent everyday facilities, supermarkets and schools can be found nearby in Haverhill, while the vibrant market towns of Saffron Walden (14 miles) and Bury St Edmunds (19 miles) are both within easy reach. For commuters and travellers, Stansted Airport is about 22 miles away, and Braintree is around 24 miles for further shopping and rail links into London.

With its blend of tranquillity, heritage and convenience, Sturmer is an ideal spot for those wanting a village lifestyle with great connections.

### ENTRANCE HALL

Welcoming entrance with tiled flooring, radiator, built-in storage cupboard and double doors opening into the stunning kitchen/family room.

### KITCHEN / FAMILY ROOM – 8.91m (29'3") x 8.29m (27'2")

The heart of the home — a beautifully designed, light-filled space perfect for both everyday living and entertaining. Fitted with a sleek range of base and eye-level units with luxurious quartz work surfaces, a large central island with cupboards and drawers beneath, and an oak breakfast bar ideal for casual dining. Features include an inset sink with moulded drainer and mixer tap, integrated fridge/freezer and dishwasher, fitted eye-level electric fan-assisted oven, built-in microwave combi oven and four-ring induction hob with extractor hood above. Two radiators and elegant tiled flooring flow through the room, while two sets of bi-fold doors open directly to the garden, seamlessly blending indoor and outdoor living. Double doors connect to the sitting room.

### UTILITY ROOM – 3.15m (10'4") max x 2.81m (9'2")

Practical space with matching base level units, round-edged worktops, plumbing for a washing machine, radiator, door to the double tandem garage, door to the rear garden and door to:

### WC

Window to rear, fitted with a modern two-piece suite comprising pedestal wash hand basin and low-level WC.

### SITTING ROOM – 4.85m (15'11") x 3.66m (12')

A cosy yet stylish retreat with an open fireplace featuring a cast iron wood burner and oak mantle, radiator, and side window allowing natural light.

### BEDROOM 1 – 3.87m (12'8") x 3.39m (11'2")

A spacious principal bedroom with front aspect window, radiator and access to:

### EN-SUITE

Beautifully appointed with a three-piece suite comprising vanity wash hand basin with mixer tap, double shower enclosure with glass screen, and low-level WC. Heated towel rail and light tunnel.

### BEDROOM 2 – 3.66m (12') x 2.74m (9')

Bright double bedroom with side window and radiator.

### BEDROOM 3 – 3.66m (12') x 2.74m (9')

Another generous double bedroom with front aspect window and radiator.

### FAMILY BATHROOM

Stylish four-piece suite including a panelled bath with mixer tap and hand shower attachment, vanity wash hand basin with mixer tap, separate shower cubicle with fitted electric shower and glass screen, and low-level WC. Light tunnel.

### OUTSIDE

The bungalow is complemented by a beautifully landscaped rear garden, thoughtfully arranged for both entertaining and relaxation. A generous raised decked terrace runs across the back of the property, perfect for outdoor dining and seating, with steps leading down to a wide, neatly kept lawn bordered by mature planting and colourful beds. To the right-hand side, double timber gates open onto a secure shingle parking area, beyond which lies an attractive section finished with plum slate chippings. At the far end is a large concrete hardstanding, prepared ideal for anyone wishing to add a home office or workshop. There is also a single gated access on the opposite side of the bungalow.

### TANDEM GARAGE & DRIVE – 8.36m x 2.79m (27'5" x 9'2")

Attached tandem garage with power and light, up-and-over door and internal access to the utility room. To the front, a block-paved driveway provides a smart approach and parking space leading directly to the garage, while the in-and-out shingle driveway offers additional parking and easy access. Extra secure parking is also available behind the double gates to the side.

### 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.







## Viewings

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

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