



Wheel Chase, Sturmer, CB9 7GW

**CHEFFINS**



## Wheel Chase

Sturmer,  
CB9 7GW

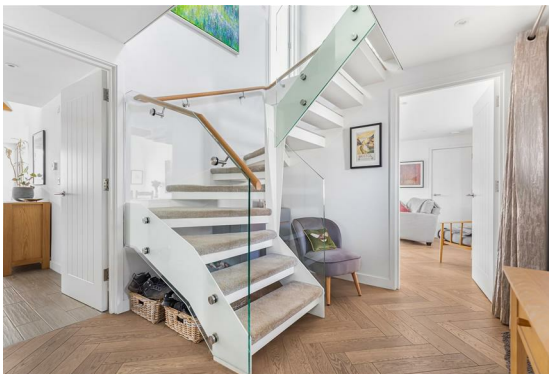
- Vaulted Open Plan Kitchen/Diner
- Ensuite and Dressing Area to Master Bedroom
- Off Road Parking & Garage
- Landscaped Rear Garden and Meadow
- Village Location
- Utility
- Boot Room
- Office
- Freehold

A stylish four bedroom, detached family home situated in the village of Sturmer. Offering versatile living accommodation, a beautiful vaulted kitchen/diner, ensuite and dressing area to master bedroom, garage and off road parking. The property benefits from a generous rear garden with additional meadows behind. (EPC Rating TBC)

4 2 3



**Guide Price £625,000**



## 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. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.



## GROUND FLOOR

### ENTRANCE HALL

Window to front, stairs to first floor, doors to:

### LIVING ROOM

Box window to front, bi-fold doors to rear garden, woodburner, door to:

### BEDROOM FOUR

Window to front, radiator. Currently used as a reception room or fourth bedroom.

### STUDY

Box window to front, radiator.

### WC

Storage area with a separate door into wc, comprising two piece suite of a low level wc, vanity hand wash basin, obscure window, extractor fan.

### KITCHEN/DINING ROOM

A wonderful, open plan Berckermann kitchen fitted with base and eye level units with worktop over. Double oven, one and half bowl stainless steel sink, integrated fridge/freezer, integrated dishwasher. Central island with four ring hob and extractor over, built in storage cupboards, window to side. The dining area has a delightful vaulted ceiling, window to rear, bi-fold doors to the rear garden. Underfloor heating throughout. Doors to:

### UTILITY

Fitted storage cupboards, plumbing and space for washing machine, space for tumble dryer, stainless steel sink, underfloor heating.

### BOOT ROOM

Fitted base and eye level units, full height integrated freezer, extra large stainless steel sink with shower attachment, triple sky lights, door to rear garden.

## FIRST FLOOR

### LANDING

Beautiful open landing with glass balustrade, window to front, velux window.

### BEDROOM ONE

Window to side, radiator, doorway to dressing area, door to:

### ENSUITE

Three piece suite comprising double shower enclosure, vanity hand wash basin, low level wc, heated towel rail, velux window.

### DRESSING AREA

This was formally bedroom four but has since been converted to a dressing area. Fitted with a range of wardrobes, radiator, window to front.

### BEDROOM TWO

Triple aspect windows, radiator.

### BEDROOM THREE

Window to rear, radiator.

### BATHROOM

Three piece suite comprising double walk in shower enclosure, vanity hand wash basin, low level wc, heated towel rail, obscure window.

### OUTSIDE

Immediate paved patio area with a large shed (included in purchase), enclosed by picket fencing. The remainder of the garden being laid lawn with a shingle area for seating, enclosed by timber fencing and an array of mature shrubs. Gated access to the meadow behind with an array of trees situated.

### PARKING

Gated drive providing off road parking for one vehicle, leading to a single garage with double doors providing access to the meadow. The garage is fully insulated, it has mains electricity with smoke sockets.

There is further parking for two vehicles to the front of the property. One electric vehicle charger to the front of the property and one to the side of the property as well as a Tesla Powerwall.

### AGENTS NOTE

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

The vendors have made us aware that all residents within Wheel Chase are shareholders through Wheelchase Management Company.

The vendors have advised they converted their garage into the fourth bedroom and a detached garage has been built. The boot room has been

recently constructed.

Additional land behind the property was purchased in 2021.

The vendors have advised they have solar panels on their property which they own outright.

All blinds and shutters are included in the purchase.

The total plot including the land is approximately 0.8acre.

The vendors have advised they have full planning permission and drawings for a building in the meadow which can be provided.

Viewings Strictly by appointment through the selling 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.



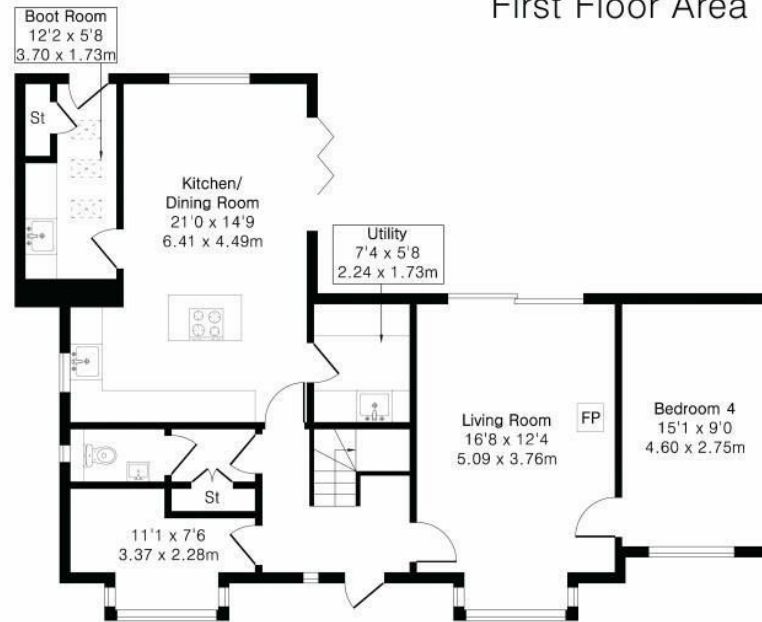




**Approximate Gross Internal Area 1710 sq ft - 158 sq m**

Ground Floor Area 974 sq ft – 90 sq m

First Floor Area 736 sq ft – 68 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) <b>A</b>		
(51-61) <b>B</b>		
(39-50) <b>C</b>		
(31-38) <b>D</b>		
(22-30) <b>E</b>		
(15-21) <b>F</b>		
(1-14) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £625,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Braintree

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

