



JAMIE WARNER  
— ESTATE AGENTS —



## 40 North Street, Steeple Bumpstead, Haverhill, CB9 7DP

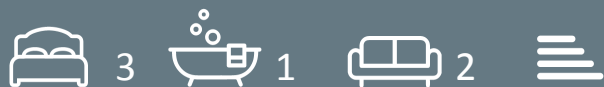
£320,000

- Three bedroom semi-detached home
- Kitchen/breakfast room and conservatory
- Off-road parking and garage with power and light
- Located in the centre of Steeple Bumpstead
- Ground floor WC
- Long enclosed rear garden
- Two spacious reception rooms
- Useful cellar for storage or conversion potential
- Gated access to riverside walkway

# 40 North Street, Haverhill CB9 7DP

CENTRALLY LOCATED VILLAGE HOME WITH GARAGE AND LONG GARDEN

Located in the heart of the well-served village of Steeple Bumpstead, this three-bedroom semi-detached home offers a practical layout with plenty of character and potential throughout. The accommodation includes two generous reception rooms, a kitchen/breakfast room, conservatory, ground floor WC, and a useful cellar. Outside, the property benefits from off-road parking, a garage with power and light, and a long rear garden with outbuildings, greenhouse, and a gate leading to a peaceful riverside walkway. An ideal opportunity for buyers looking to make a home their own in a popular village setting.



Council Tax Band: D



## Steeple Bumpstead

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 off licence/general stores, public house and primary school.

### GROUND FLOOR

#### Entrance Hall

A welcoming entrance hall with radiator, stairs rising to the first floor, and doors leading through to the main living areas.

#### Sitting Room 4.14m (13'7") x 3.66m (12')

A comfortable bay-fronted sitting room with plenty of natural light, featuring an open brick fireplace housing a recently installed cast-iron wood burner with timber mantle over. Radiator.

#### Dining Room 5.18m (17') max x 3.15m (10'4")

A generous dining room with window to the side, period fireplace, built-in storage cupboard, radiator, and a doors opening through to the kitchen. The cellar is accessed via hatch in the floor within the dining room.

#### WC

Fitted with a two-piece suite comprising pedestal wash hand basin and low-level WC.

#### Kitchen/Breakfast Room 5.18m (17') x 2.47m (8'1")

Fitted with a range of base and eye-level units with rounded worktops, incorporating a 1½ bowl sink unit with single drainer. There is plumbing for a dishwasher, space for a cooker, two windows overlooking the rear garden, tiled flooring, radiator, and floor-mounted oil-fired boiler. Door leading to:

#### Conservatory 3.72m (12'3") x 1.87m (6'2")

A practical space with windows to the side and rear, tiled flooring, plumbing for washing machine, space for tumble dryer, and door to the garden.

### BASEMENT

#### Cellar 5.18m (17') x 3.00m (9'10")

A useful cellar providing excellent storage or potential for conversion if desired.

### FIRST FLOOR

#### Landing

Window to the side, providing access to all bedrooms and the bathroom.

#### Bedroom 1 3.60m (11'10") x 3.17m (10'5")

A good-sized double bedroom with window to the front, feature fireplace, built-in storage cupboards and a radiator.

#### Bedroom 2 3.21m (10'6") x 3.17m (10'5")

A further double bedroom with window to the rear, built-in storage cupboard, and radiator.

#### Bedroom 3 2.29m (7'6") x 1.91m (6'3")

Ideal as a single bedroom or study, with window to the rear and radiator.

#### Bathroom

Fitted with a three-piece suite comprising corner bath with independent shower over, vanity wash hand basin, and low-level WC. Finished with tiled splashbacks, radiator, and window to the front.

### OUTSIDE

The property is set behind a low picket fence with a small front garden area and

pathway leading to the entrance door.

To the rear, a shared access leads through to five bar metal gates, with security post, onto a private driveway, providing off-road parking and access to a single garage fitted with power and light. There are also two useful timber sheds offering additional storage space.

The garden extends beyond the garage and is mainly laid to lawn with a central path leading through to a range of outbuildings and a greenhouse. It is enclosed by fencing and hedging, providing a good level of privacy, with various planted borders, fruit trees, and raised beds — ideal for those with an interest in gardening or home growing.

At the head of the garden, a gated access opens onto a pleasant walkway that runs alongside the river, offering a lovely spot for a quiet stroll or to enjoy the surrounding nature.

### Viewings

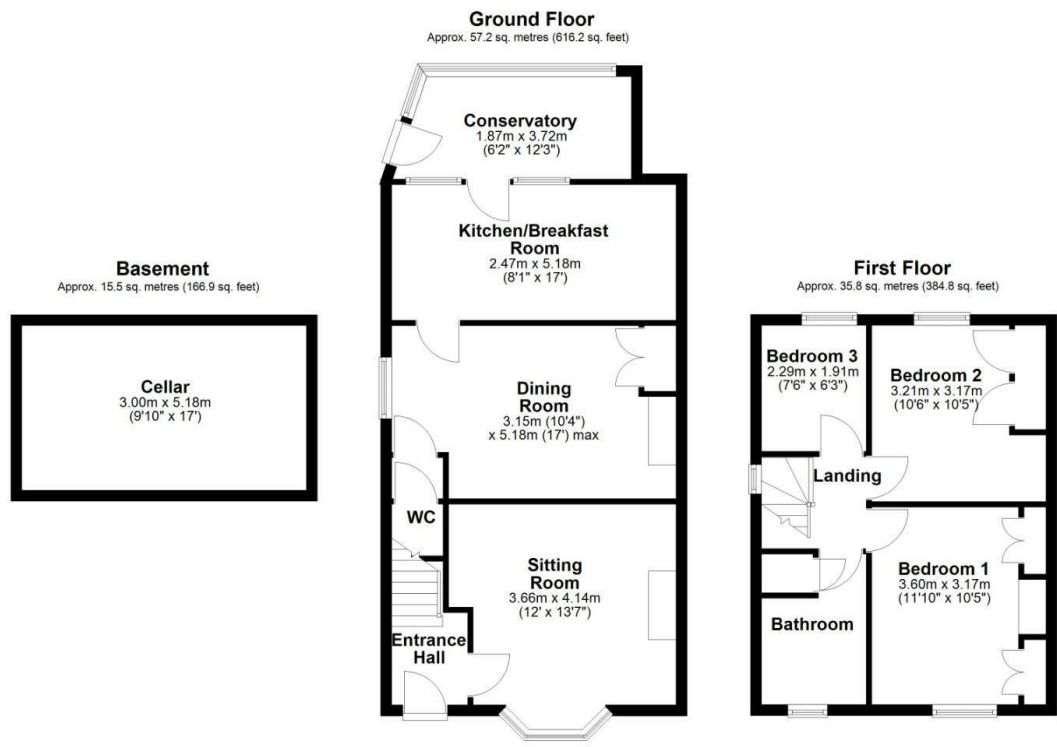
By appointment with the agents.

### Special Notes

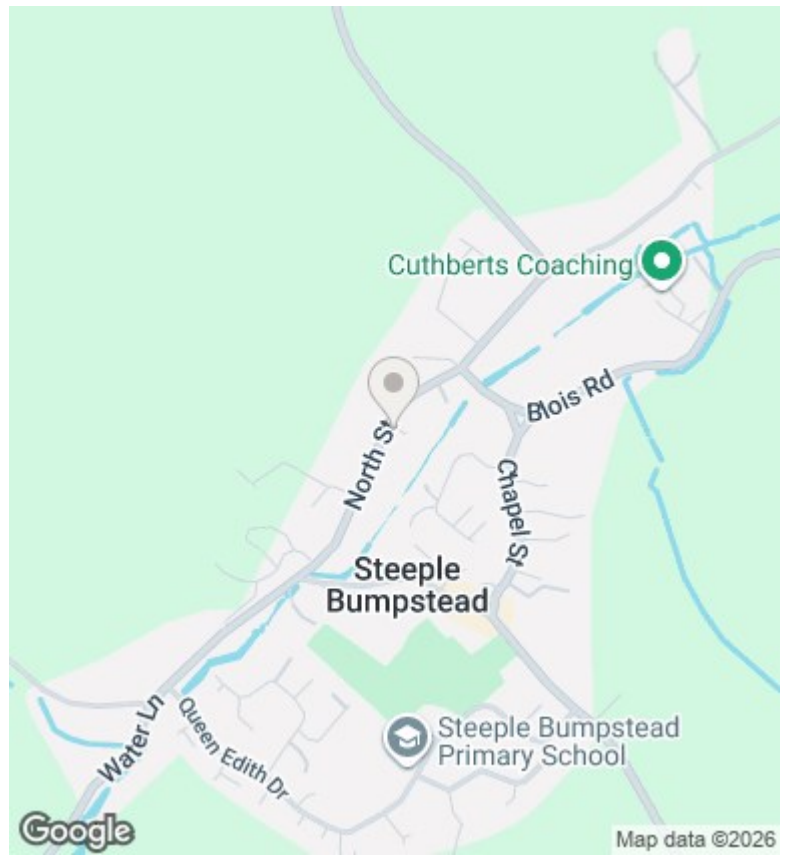
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 108.5 sq. metres (1167.9 sq. feet)



### Viewings

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