



9 Lion Meadow, Steeple Bumpstead  
CB9 7BY

# 9 Lion Meadow

Steeple Bumpstead | Haverhill | CB9 7BY

Guide Price £235,000

- A well-proportioned, two-bedroom end of terrace property
- First floor bathroom
- Low maintenance rear garden
- Allocated parking
- Village location
- No upward chain

## The Property

Situated in the highly sought-after village of Steeple Bumpstead, this charming two-bedroom end-of-terrace home boasts a contemporary kitchen, a low-maintenance rear garden, and the added benefit of allocated parking. It represents an excellent opportunity for those seeking modern comforts within a quintessential village setting.

## The Setting

Nestled on the scenic Essex/Suffolk border, Lion Meadow offers a peaceful cul-de-sac setting within the highly sought-after village of Steeple Bumpstead, a community renowned for its picturesque rolling countryside. Residents enjoy a wealth of immediate amenities including the well-regarded Steeple Bumpstead Primary School, a convenient post office and general store, a medical centre, and two charming traditional pubs, The Red Lion and The Fox & Hounds. For broader leisure and shopping, the market town of Haverhill is just 3 miles away (approx. 8 minutes by car), while the historic, boutique-filled streets of Saffron Walden are roughly 11 miles distant (a 20-minute drive). Commuters are well-served by excellent links to the University City of Cambridge (20 miles) and frequent rail services from Audley End station (approx. 13 miles) providing direct access to London Liverpool Street in around an hour, making this an ideal location for those seeking a tranquil rural lifestyle without sacrificing modern connectivity.

## The Accommodation

The ground floor accommodation opens into a generous, light-filled living room featuring a charming bay window to the front and a neutral decorative palette. A central timber door with glazed inserts leads through to the kitchen, which has been fitted with a range of modern base and eye-level units, contrasting work surfaces, and a tiled splashback. The kitchen provides ample space for appliances and features a glazed door that offers direct access to the low-maintenance, block-paved rear garden—perfect for outdoor entertaining.





The first-floor landing leads to two comfortable bedrooms and a family bathroom. The principal bedroom is a bright and airy double room featuring warm, exposed timber floorboards that add a touch of character. The second bedroom is equally well-presented, also boasting stripped wood flooring and views over the rear aspect. Completing the upper floor is a well-appointed bathroom suite, finished with classic blue and white tiling, a panelled bath with shower over, and a pedestal wash hand basin.

#### Outside

To the rear of the property lies an allocated parking space, with a secure pedestrian gate providing convenient access to the private courtyard garden. This outdoor space has been thoughtfully designed with block paving for ease of maintenance, offering a neat and practical area for alfresco dining.



#### Services

Mains electric, water and drainage are connected. Gas fired heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – End of terrace

**Property Construction** – Brick with tiled roof

**Local Authority** – Braintree District Council

**Council Tax** – C

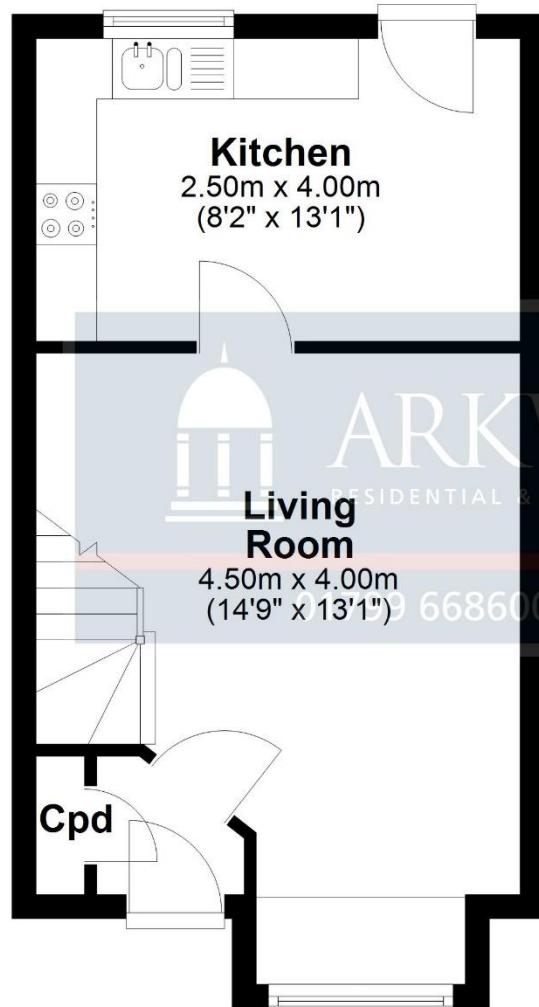
**Agents Notes:** All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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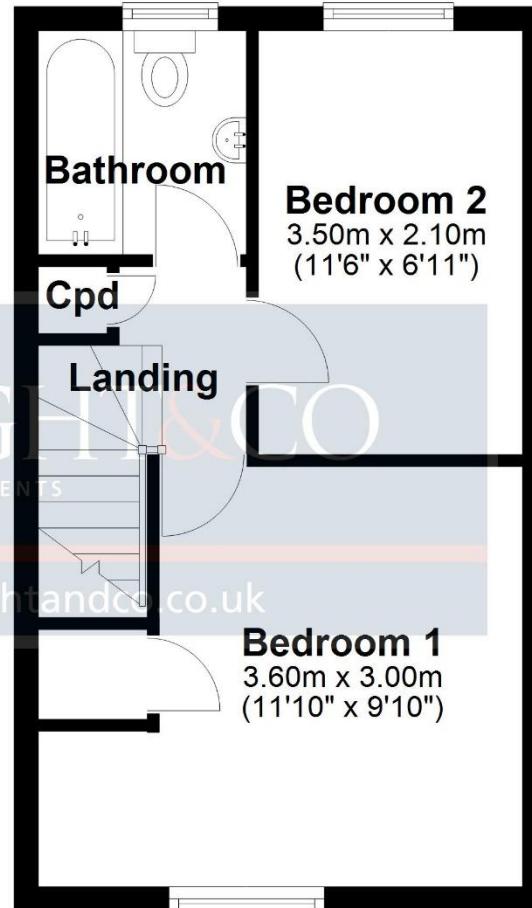
## Ground Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 57.9 sq. metres (623.7 sq. feet)

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