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4 Edith Cavell Way

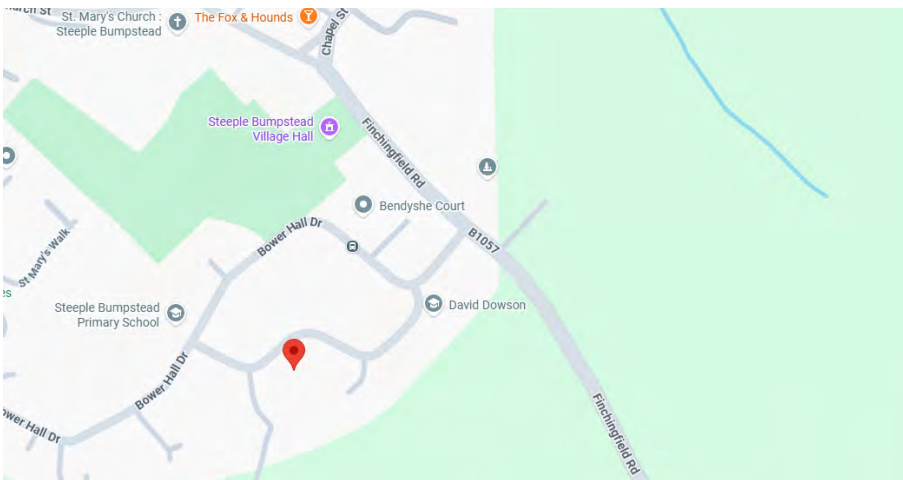
Steeple Bumpstead, Essex

# 4 Edith Cavell Way

Steeple Bumpstead, Essex CB9 7EE

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A spacious three bedroom family home ideal for first time buyers or young families situated in a popular village for families with good local schooling a range of amenities. The property enjoys off road parking, garage and gardens.



- Three bedroom semi-detached property
- Garage and further off road parking
- Popular village location
- Rear gardens
- Cosmetic improvement required

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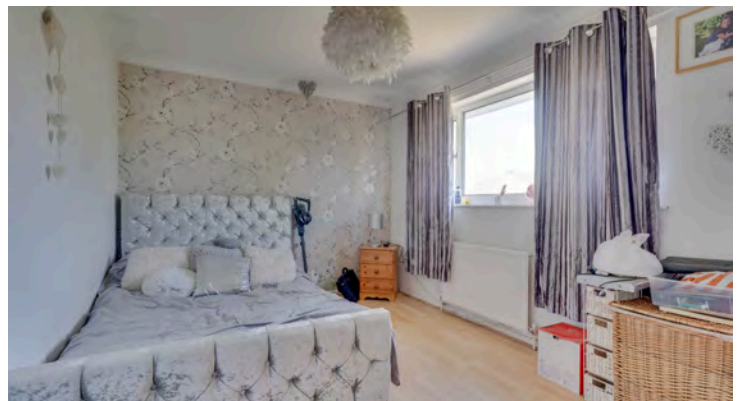
Telephone 01787 277811  
Email [clare@davidburr.co.uk](mailto:clare@davidburr.co.uk)

## INTERIOR

A versatile and well proportioned three bedroom semi detached house situated in a cul-de-sac location within a short walk of the village school, recreation ground and playing facilities. The property enjoys a generous reception room, kitchen breakfast room, boot room and cloakrooms and on the first floor features 2 double bedrooms and a smaller third bedroom with over stair storage cupboard as well as a recently renovated family bathroom.

## EXTERIOR

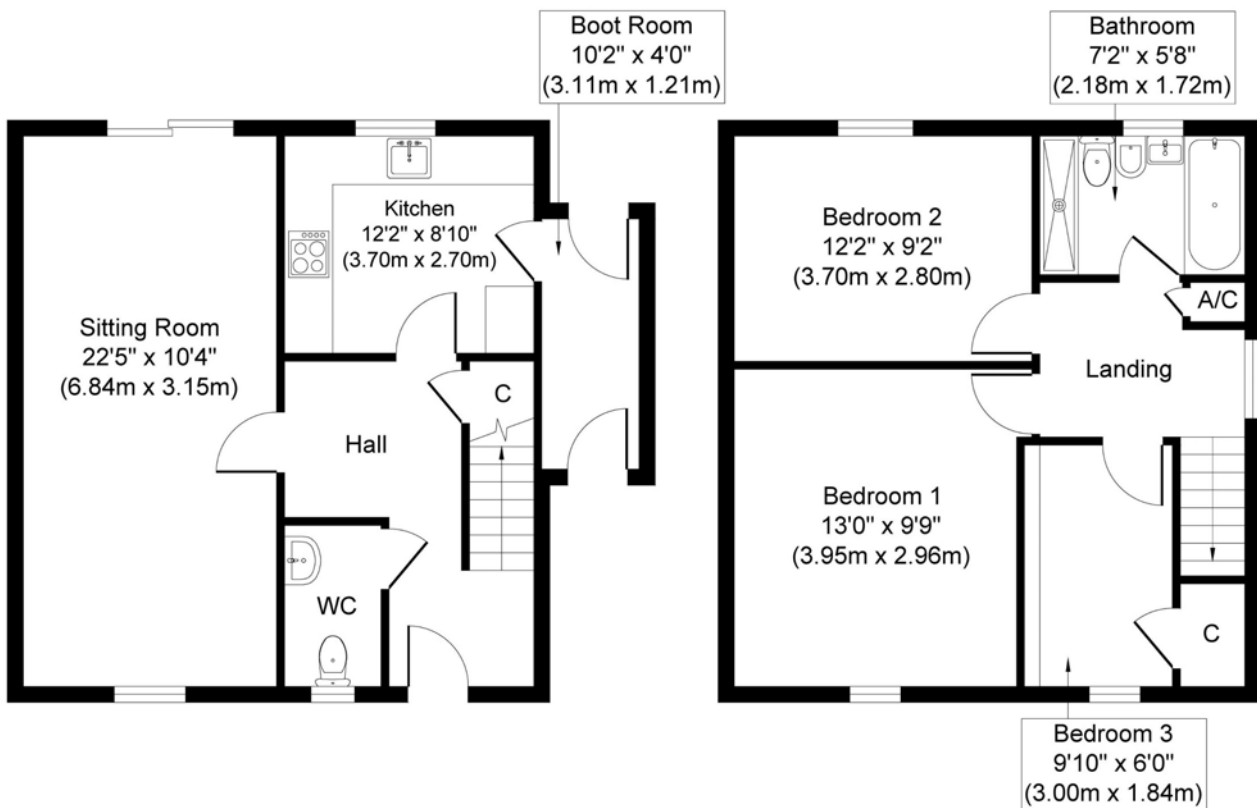
The property enjoys off road parking for multiple vehicles in turn leading to the garage with light and power connected. The front gardens feature traditional lawn with mature front hedged boundary and the rear gardens feature a paved dining terrace and an expanse of lawn with border fencing. Personal door to the garage.



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# Floorplan



**Ground Floor**  
**Approximate Floor Area**  
**511 sq. ft**  
**(47.50 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**468 sq. ft**  
**(43.43 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Steeple Bumpstead, Essex

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders, 20 miles from Cambridge, 10 miles from Saffron Walden and 22 miles from Bury St Edmunds. Rail links to London Liverpool Street are from Audley End Station (approximately 12 miles away), the journey time being 50 minutes to an hour and from Sudbury, Suffolk (approximately 16 miles away). Steeple Bumpstead benefits from facilities including post office/off licence/general stores, two public houses, primary school, two churches and a petrol station.

## Material Information

SERVICES: Mains water, electricity and drainage. Oil fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: C. £2,026.97 per annum.

PROPERTY POSTCODE: CB9 7EE

TENURE: Freehold.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:  
None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: Yes

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through  
DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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