



**Borradale Court, Steeple Bumpstead, CB9 7ES**

**CHEFFINS**

## Borradale Court

Steeple Bumpstead,  
CB9 7ES

Offered for sale with no onward chain is an immaculately presented four bedroom family home, situated in the village of Steeple Bumpstead. This property is deceptively spacious and benefits from countryside views, a modern kitchen/diner and a single garage. (EPC Rating C)

### LOCATION

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.

4 1 2

Offers In Excess Of £399,950





## GROUND FLOOR

### ENTRANCE HALL

Radiator, window to front, stairs to first floor, storage cupboard, doors to:

### LIVING ROOM

Radiator, window, patio doors to rear garden, door to:

### KITCHEN/DINING ROOM

Fitted with matching base and eye level units, ceramic sink with mixer tap, integrated cooker and induction hob with extractor over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, window to front, radiator, door to hallway, side access door and patio doors into garden.

### WC

Two piece suite comprising low level wc, pedestal hand wash basin, obscure window.

## FIRST FLOOR

### LANDING

Window to rear, doors to:

### BEDROOM ONE

Window to rear overlooking fields, radiator.

### BEDROOM TWO

Window to front, radiator.

### BEDROOM THREE

Window to front, radiator.

### BEDROOM FOUR

Window to rear overlooking fields, radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, heated towel rail, obscure window.



## OUTSIDE

A well maintained south-facing rear garden, with beautiful views of the open countryside.

## PARKING

Single garage with up and over door, power and lighting connected. Parking for two vehicles.

## AGENTS NOTE

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

## VIEWINGS

By appointment through the 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	86
(69-80) <b>C</b>	74
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

## Approximate Gross Internal Area 1036 sq ft - 96 sq m (Excluding Garage)

Ground Floor Area 543 sq ft – 50 sq m

First Floor Area 493 sq ft – 46 sq m

Garage Area 148 sq ft – 14 sq m



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Tenure – Freehold

Council Tax Band – D

Local Authority – Braintree



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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