JAMIE WARNER
— ESTATE AGENTS —

12 Lion Meadow, Steeple Bumpstead, Haverhill, CB9 7BY

£249,000

- Two Well-Proportioned Bedrooms
- Modern Bathroom Suite
- Gas Central Heating
- Spacious Sitting Room
- Private Landscaped Rear Garden
- uPVC Double Glazing
- Fitted Kitchen/Breakfast Room
- Allocated Off-Road Parking
- Popular Village Location

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk

12 Lion Meadow, Haverhill CB9 7BY

BEAUTIFULLY PRESENTED TWO-BEDROOM HOME IN POPULAR VILLAGE LOCATION

Situated within the popular village of Steeple Bumpstead, this beautifully presented home offers a spacious sitting room, fitted kitchen/breakfast room, two well-proportioned bedrooms and a modern bathroom suite. Outside, the property enjoys a private landscaped rear garden and allocated off-road parking.

2 1 1

Council Tax Band: B

Steeple Bumpstead

Steeple Bumpstead is a popular village situated on the Essex and Suffolk borders, approximately three miles south of Haverhill and conveniently positioned for access to Cambridge, Saffron Walden and Bury St Edmunds. The village offers a range of amenities including a general store/petrol station, public houses and a primary school, together with an active village hall hosting a variety of community activities such as ballet, bingo, farmers markets, scouts groups, fitness classes and pickleball.

GROUND FLOOR

Entrance Hall

Entered via a composite front door, with a useful storage cupboard and door leading into the sitting room.

Sitting Room

4.60m x 3.94m (15'1" x 12'11")

A spacious and welcoming reception room featuring a uPVC double-glazed window to the front aspect, wooden flooring and radiator. A staircase rises to the first floor, while a door leads through to the kitchen/breakfast room.

Kitchen/Breakfast Room

3.94m x 2.49m (12'11" x 8'2")

Fitted with a range of matching wall and base units beneath roll-edge work surfaces, incorporating an inset sink and drainer. Integrated appliances include an oven, hob with extractor over and microwave, with additional space and plumbing for a washing machine. A useful breakfast bar provides space for informal dining, while a uPVC double-glazed window and door overlook and provide direct access to the rear garden. Finished with tiled flooring and a radiator.

FIRST FLOOR

Landing

Providing access to both bedrooms and the bathroom, together with access to the loft space. An airing cupboard houses the Ideal combination boiler.

Bedroom One

3.94m x 3.66m (12'11" x 12'0")

A generous double bedroom featuring a uPVC double-glazed window to the front aspect, two built-in wardrobes and a radiator.

Bedroom Two

3.38m x 2.01m (11'1" x 6'7")

A well-proportioned second bedroom with a uPVC double-glazed window overlooking the rear garden and a radiator.

Bathroom

Fitted with a modern white three-piece suite comprising a panelled bath with shower over, low-level WC and vanity wash hand basin. Further features include part-tiled walls and a heated towel rail.

OUTSIDE

Rear Garden

The property enjoys a private and attractively landscaped rear garden. A paved patio adjoining the house provides space for outdoor seating and leads onto an artificial lawn bordered by raised flower beds. A further patio creates an additional area for relaxing or entertaining, while gated rear access leads to the allocated parking area. The garden also benefits from a storage shed and outside tap.

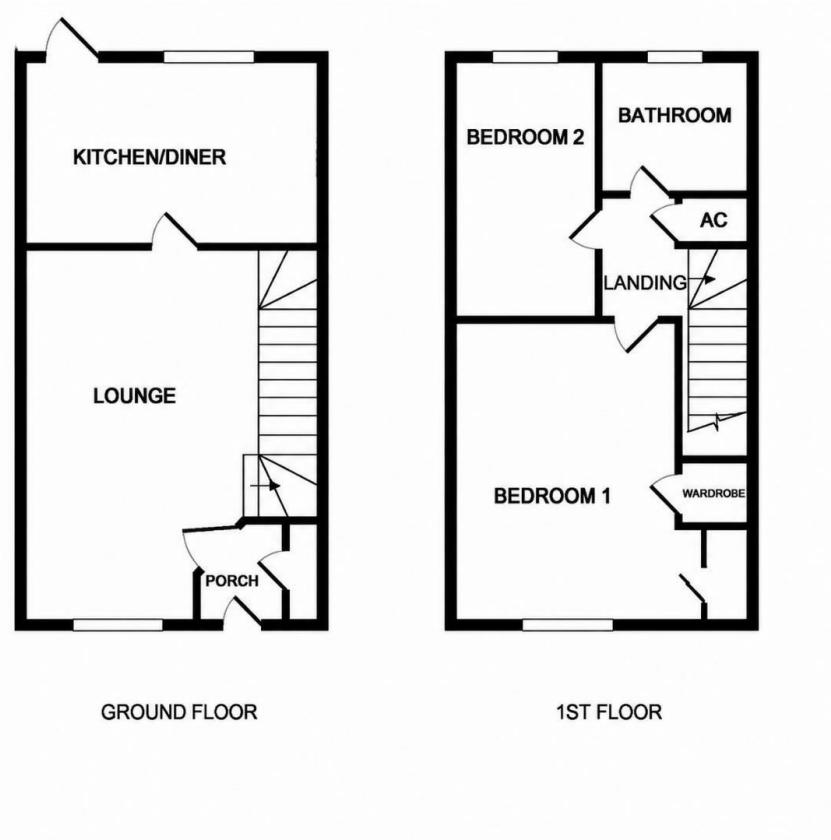
Off-Road Parking
The property benefits from an allocated parking space situated within the residents' parking area to the rear.

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.



Viewings

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

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

jamie@jamie-warner.co.uk
www.jamie-warner.co.uk