



NORTH OF WATER LANE, STEEPLE BUMPSTEAD, CB9
£710,000

Carter Jonas

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£1000 TOWARDS YOUR MORTGAGE PAYMENTS FOR A YEAR!

Enjoying open-field views and a south facing garden, Plot 19 is a generous detached 4-bedroom family home occupying the corner plot of this development. To the ground floor is a welcoming entrance hall leading to living room with fireplace, open-plan kitchen/ dining area. There is also a utility room with washing machine and tumble dryer, and access to the integral garage. Upstairs there are four double bedrooms, the largest two enjoying an ensuite and built in wardrobe. A further family bathroom and a dedicated study space offers modern and versatile living. Alongside the garage are 2 additional parking spaces and a private rear garden.

Steeple Bumpstead

A peaceful and attractive village, Steeple Bumpstead offers quintessential village living in a chocolate-box setting, with leafy lanes lined with a picturesque mix of historical beamed, red brick and thatched buildings, surrounded by an abundance of rolling countryside. There are all the amenities you would expect from a charming English village, including a pre-school, primary school, two village pubs, a library, doctors' surgery, antiques shop, post office and general store. With a choice of excellent local secondary schools, countless opportunities for leisurely country walks, and wonderful surrounding villages, Steeple Bumpstead is a delightful country location.

AMENITIES

- Stunning open-field views
- South Facing Garden
- Dedicated Utility Room with External Access
- Garage and Private Driveway for Two Cars
- Idyllic Village Location Only Three Miles from Town
- Dedicated Study
- Underfloor heating throughout ground floor
- BT Openreach Superfast Fibre

TENURE Freehold

EPC BAND To be confirmed





PLOTS 5, 15 & 19*

1,769ft² (164m²)

Detached 4 bedroom with study, garage and 2 parking spaces



Ground Floor



First Floor

Ground Floor	Kitchen/diner	6.0m x 3.7m	19'8" x 12'11"
	Living room	3.7m x 4.5m	12'11" x 14'9"
	Playroom	2.4m x 2.0m	7'10" x 6'7"
	Utility	3.2m x 1.8m	10'6" x 5'10"
First Floor	Bedroom 1	3.6m x 4.4m	11'10" x 14'5"
	En-suite	1.9m x 2.1m	6'2" x 6'10"
	Bedroom 2	3.4m x 3.9m	11'2" x 12'9"
	En-suite	1.5m x 2.0m	4'11" x 6'7"
	Bedroom 3	2.9m x 3.8m	9'6" x 12'5"
	Bedroom 4	3.7m x 2.6m	12'1" x 8'6"
	Study	2.3m x 2.9m	7'6" x 9'6"
Bathroom	2.7m x 2.5m	8'10" x 8'2"	

*Handed

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