

DAVID
BURR



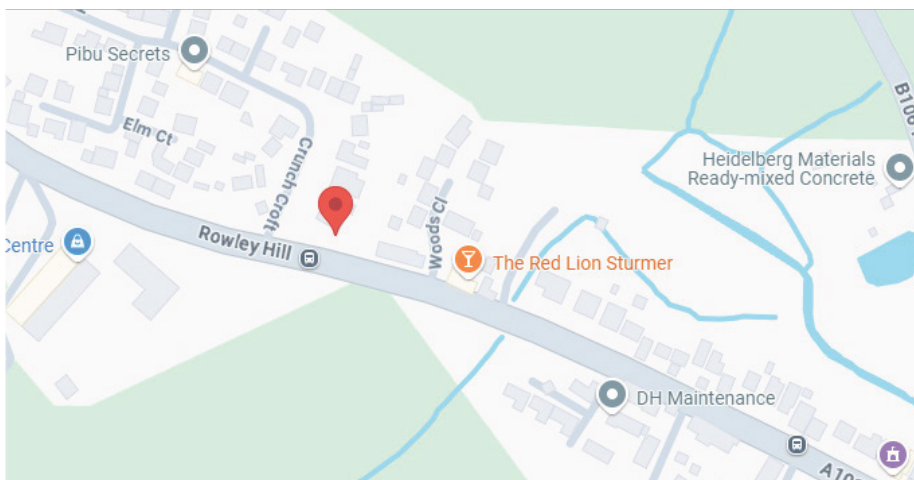
Saling House

Sturmer, Essex

Saling House 1 Woods

Close, Sturmer, Essex

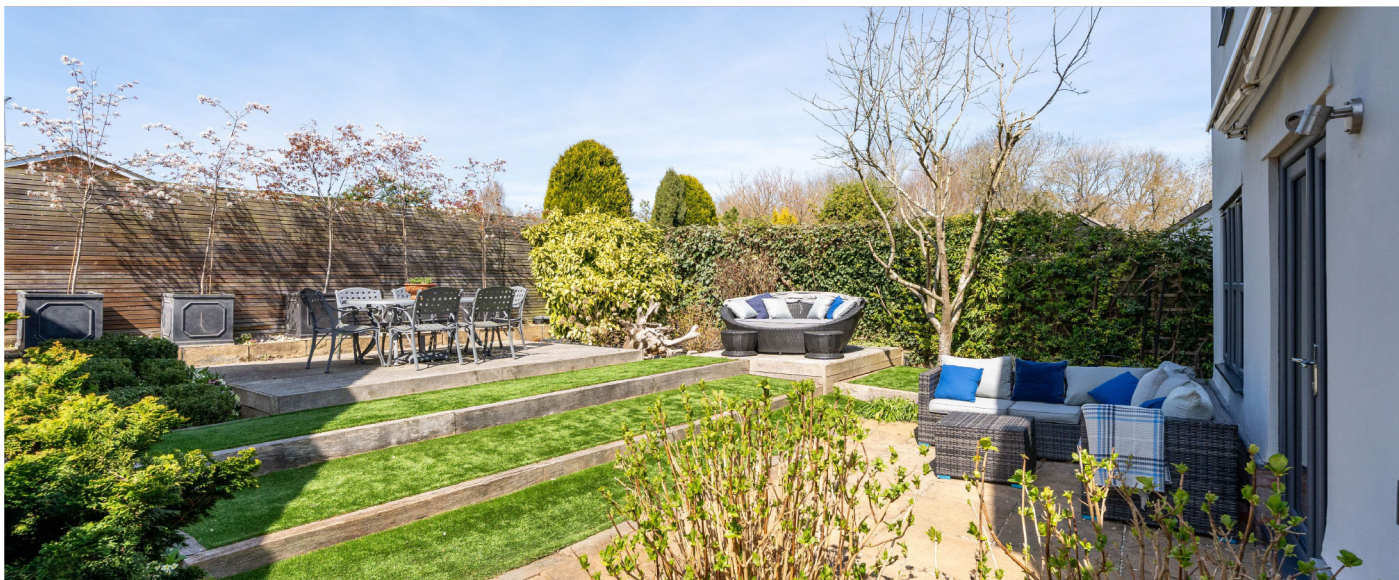
A spacious and well presented modern four bedroom detached family home, situated in a quiet cul-de-sac location on the edge of this well served village within a short drive of amenities and main access roads. The property enjoys landscaped gardens and stylish accommodation throughout.



- Sturmer is a pretty village situated on the immediate fringe of the Essex & Suffolk border with a beautiful church, dog friendly pub and plant Nursery. The historic & delightful town of Clare, with an array of small independent shops is only 5 miles away.
- Existing planning permission to develop the two-storey outbuilding into a residential annex.

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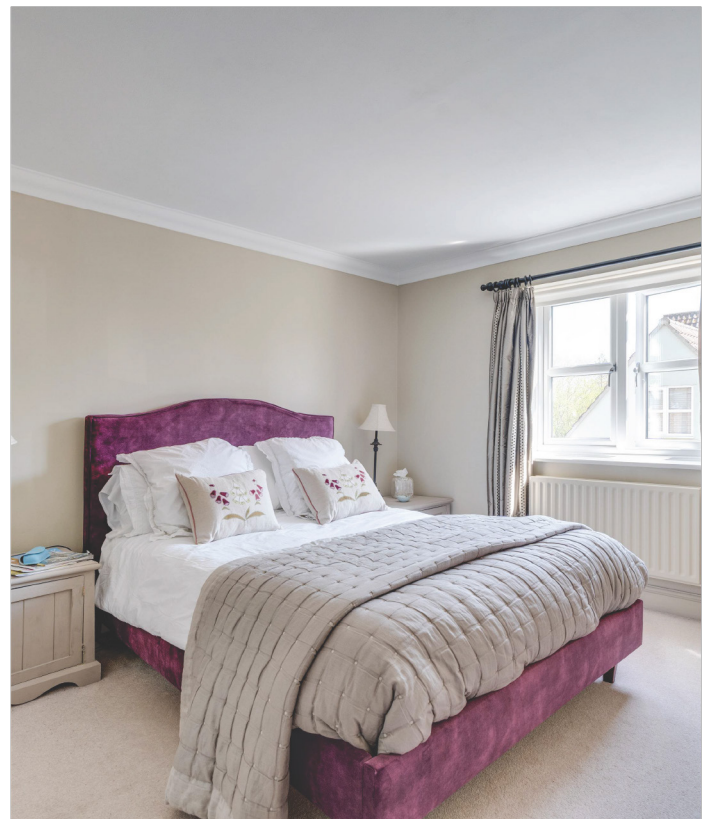


INTERIOR

GROUND FLOOR A spacious and light hallway with staircase leading to the first floor with storage beneath, openings to two generous reception rooms with the DINING ROOM to the front and a spacious SITTING ROOM to the rear, featuring fireplace with gas fire and French doors leading to the terrace. KITCHEN/BREAKFAST ROOM comprising a comprehensive range of wall and base units under granite worktops with a 1.5 bowl stainless steel sink inset. Integrated appliances include an electric oven, microwave oven and five ring Italian cast iron hob, whilst there is space for a dishwasher, plenty of space for a dining table and chairs and an opening through to the UTILITY ROOM with a further range of units under worktop, large storage cupboard housing the boiler, water softener and space for a washing machine and fridge/freezer. A door leads to the rear.



FIRST FLOOR A welcoming landing provides access to the roofspace, airing cupboard and leads to four generous double bedrooms with the master enjoying an En-Suite comprising tiled shower cubicle, vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring. Bedrooms 1 and 2 enjoy built-in double wardrobes and the FAMILY SHOWER ROOM is of a good size with a large walk-in shower cubicle, vanity unit with WC, counter top sink with storage beneath, heated towel rail and extensively tiles and flooring.



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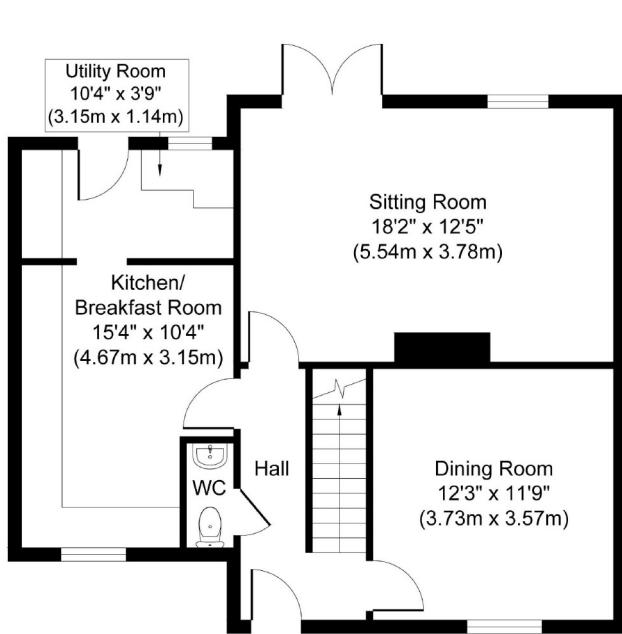
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EXTERIOR

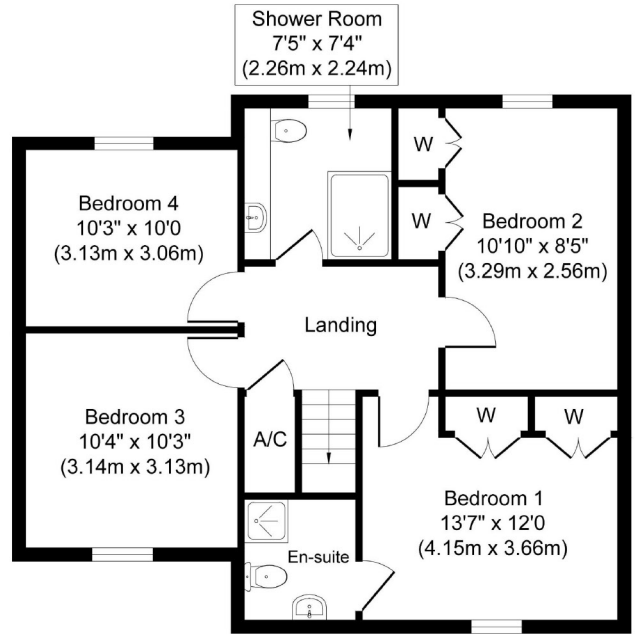
The property enjoys a gravelled driveway providing parking for multiple vehicles with secure fence and gate opening to the original DOUBLE GARAGE with light and power connected, but is currently utilised for storage on one half and split on the other half to accommodate a HOT TUB ROOM. Whilst an external staircase leads to the first floor with a HOME OFFICE with water, gas and electricity connected. The front gardens feature landscaped gardens with an extensive paved pathway to the front door. The rear gardens enjoy a great deal of privacy and are landscaped with paved dining terrace set adjacent the two tiered artificial lawn with a further raised dining terrace.



Floorplan



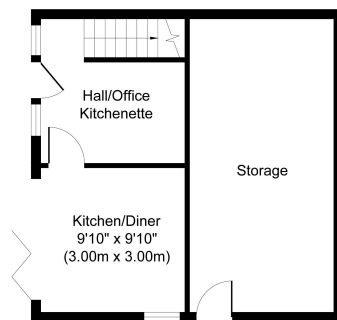
Ground Floor
Approximate Floor Area
660 sq. ft
(61.36 sq. m)



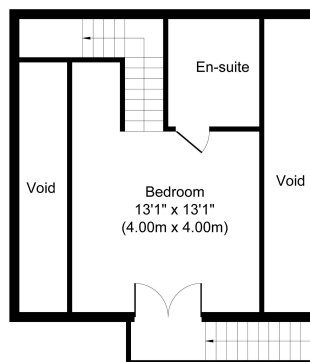
First Floor
Approximate Floor Area
660 sq. ft
(61.36 sq. m)

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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Ground Floor
Approximate Floor Area
401 sq. ft
(37.21 sq. m)



First Floor
Approximate Floor Area
266 sq. ft
(24.67 sq. m)

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Sturmer, Suffolk

- Cambridge station provides a 50 minute journey to Kings Cross with London Liverpool Street taking 65 minutes.
- Stansted airport approximately 45 minutes journey.
- Direct road to Cambridge city centre about 30 minutes.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-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: £2,607.66 per annum.

PROPERTY POSTCODE: CB9 7ZH

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

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:
Granted September 2024 - 24/01665/HH Conversions and alterations to detached two storey outbuilding to residential annexe to be used ancillary to the main dwelling.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

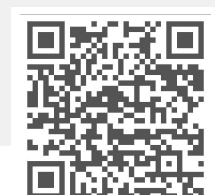
FLOOD RISK: None.

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.

Scan QR code for online details





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