

DAVID
BURR



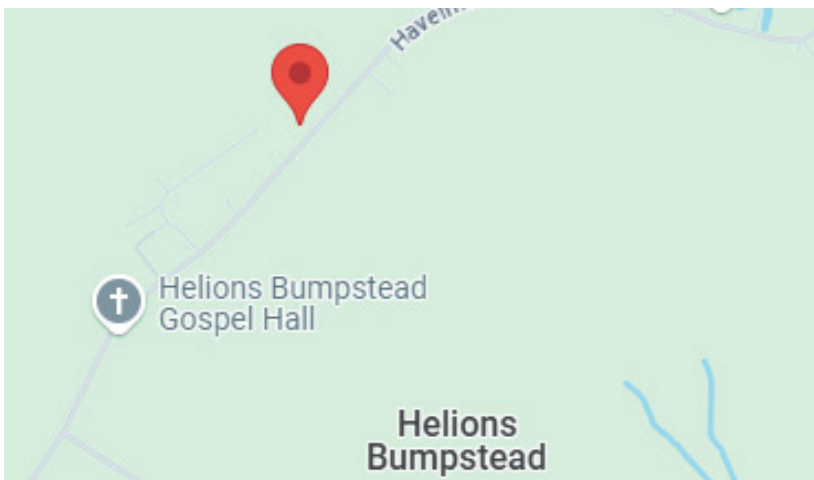
Burfords

Pale Green, Helions Bumpstead, Suffolk CB9 7NY

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Pale Green, Haverhill Road, Helions Bumpstead, Suffolk CB9 7NY

Set within a small development of similar properties located in a semi-rural countryside position, this high-specification and beautifully presented newly built property enjoys off-road parking for several vehicles, car port and modern lifestyle luxuries such as open-plan living accommodation, high quality kitchen, bi-fold doors, stylish bathrooms and open countryside views to the rear.



- Newly built
- High specification home
- Countryside views
- Off-road parking and car port
- Open-plan living
- Bi-fold doors
- Four bedrooms
- Two bathrooms
- NHBC or equivalent 10 year warranty
- Air source heating
- Log burning stove

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INTERIOR

A light and spacious entrance hallway with tiled flooring, roof window and staircase leading to the first floor, storage cupboard and open to OPEN PLAN KITCHEN/FAMILY AREA with a comprehensively fitted kitchen comprising a high quality range of wall and base units under quartz worktop with Butler sink inset with central preparation island opening to the FAMILY AREA with bi-fold doors opening to the terrace and exceptional view over the open countryside beyond. A generous dual aspect reception room with corner mounted log burning stove. UTILITY ROOM with a further range of storage units, space and plumbing for a washing machine and tumble dryer and stable door leading out. CLOAKROOM: With WC and wash hand basin. On the first floor. The property enjoys a light and spacious LANDING With access to the roof space, oak doors lead to four generous bedrooms with the main set to the rear, enjoying countryside views and benefitting from walk-in dressing room and en-suite. The three remaining bedrooms are all double bedrooms afforded an abundance of light and a high specification FAMILY BATHROOM.

EXTERIOR

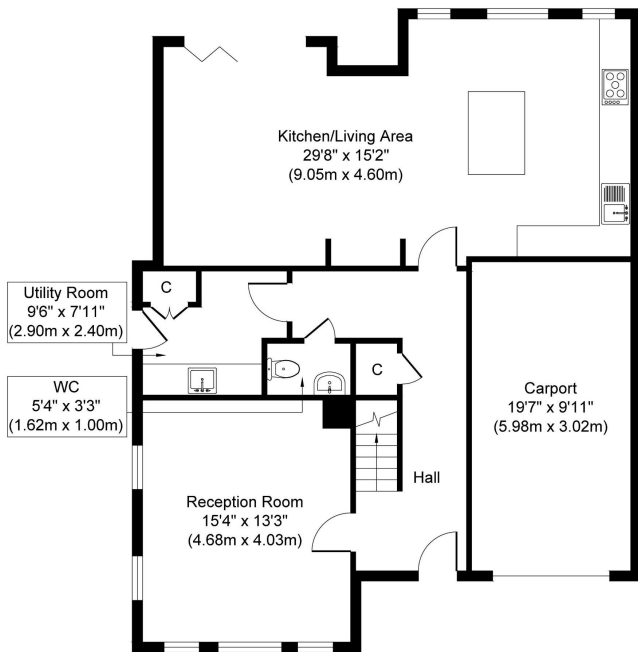
Set in a quiet semi-rural location within this small development amongst similar properties the property enjoys a shingled driveway providing parking for several vehicles in-turn leading to the integral car port with light and power connected. A paved pathway leads through to the rear gardens expand onto a generous Al Fresco dining terrace situated adjacent an area of traditional lawn with post and rail fencing to the rear boundary, drawing the eye to the exceptional countryside views beyond.



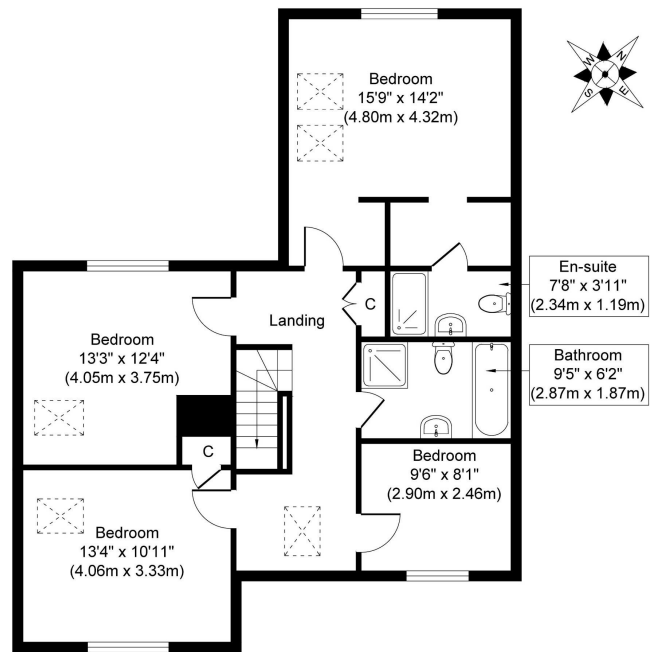
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Floorplans



Ground Floor
Approximate Floor Area
1,089 sq. ft
(101.13 sq. m)



First Floor
Approximate Floor Area
876 sq. ft
(81.42 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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Helions Bumpstead, Suffolk

Helions Bumpstead is a charming semi-rural village located very close to the meeting point of the Cambridgeshire, Essex and Suffolk border within a short drive of village amenities, enjoying an excellent quality of life, making it an attractive option for home buyers.

A small hamlet situated between Castle Camps and Steeple Bumpstead and has the benefit of a pub/restaurant and its own church. There are shopping facilities available in Haverhill which is only 2 miles distant. The old market town of Saffron Walden, approximately 9 miles to the west, provides a good range of shopping and recreational facilities. Audley End station is approximately 2 miles from Saffron Walden with its service to London Liverpool Street (approximately 50 minutes).



Material Information

SERVICES: Main water and drainage. Main electricity connected. Air source heatpump. **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: F. £3,301.78 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: TBC.

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 phone services by visiting <https://checker.ofcom.org.uk/>.

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: Fireproof fibrous cement board

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

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