



Sunnydene  
Stambourne, Essex



DAVID  
BURR

# Sunnydene, Dyers End, Stambourne, Halstead, Essex CO9 4NE

Stambourne is a small village surrounded on the whole by farmland and open countryside. The market towns of Sudbury and Braintree provide extensive facilities including rail links to the latter. The pretty village of Saffron Walden lies 14 miles west of Stambourne and provides many facilities and services including a main line station to London Liverpool Street.

A three bedroom detached family home in need of some cosmetic renovation with a generous garden and off road parking for several vehicles, the property enjoys some original character features and benefits from South facing rear gardens.

## A three bedroom character property with parking and south facing gardens.

Entrance into:

**HALLWAY:** With staircase leading to the first floor and rooms off:

**SITTING ROOM:** A generous reception room with outlook to the front and inset log burning stove.

**KITCHEN:** Comprising a range of base units under worktop with sink inset. Space and plumbing for a washing machine and undercounter fridge. Whilst integrated appliances include an electric double oven and electric hob. Large pantry cupboard. Door to:

**REAR HALL:** With door leading out and door to:

**BATHROOM:** Panelled bath with shower over, WC, vanity sink unit. Extensively tiled walls and floor.

### First Floor

**LANDING:** With access to the roof and rooms off:

**BEDROOM 1:** A generous double bedroom with large built-in over stair cupboard, outlook to the front.

**BEDROOM 2:** A further generous double bedroom with outlook to the front.

**BEDROOM 3:** A further double bedroom with outlook to the front.

### Outside

The property enjoys off-road parking for several vehicles and a rear gate leads to the south facing gardens which feature areas of traditional lawn interspersed with mature trees, shrubs and flower beds and a paved terrace immediately adjacent the door.

**SERVICES:** Main water and drainage. Main electricity connected. Oil-fired heating to radiators. NOTE: None of these services have been tested by the agent.

**EPC RATING:** Band E. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

**COUNCIL TAX BAND:** Band C. £1896.48 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

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## COMMUNICATION SERVICES (source Ofcom):

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

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

**FLYING FREEHOLD:** If applicable.

**SUBSIDENCE HISTORY:** None known.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None known.

**ASBESTOS/CLADDING:** None known.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

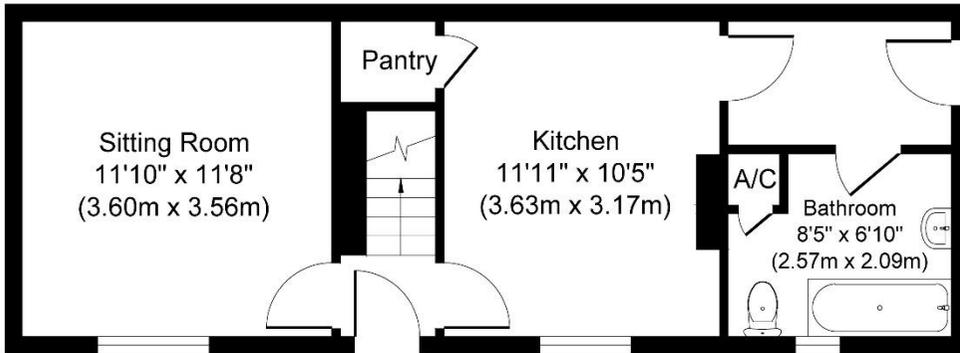
**FLOOD RISK:** None known.

**ACCESSABILITY ADAPTIONS:** None.

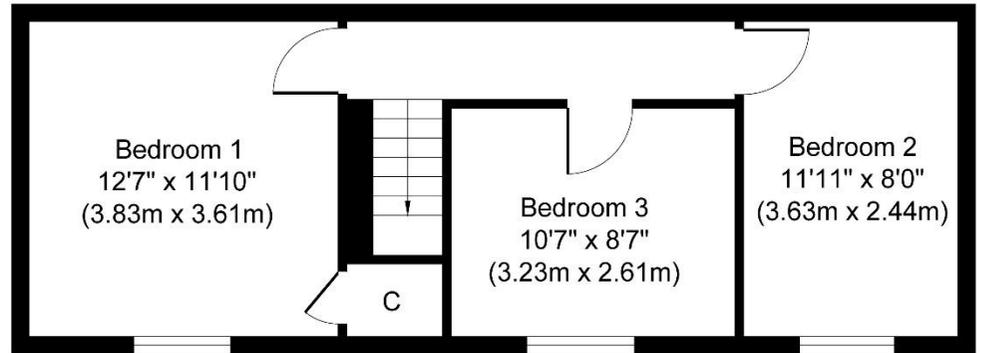
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**414 sq. ft**  
**(38.52 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**414 sq. ft**  
**(38.52 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.

