

Crunch Croft, Haverhill, CB9 7XE

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Sturmer, Haverhill,
CB9 7XE

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Guide Price £425,000

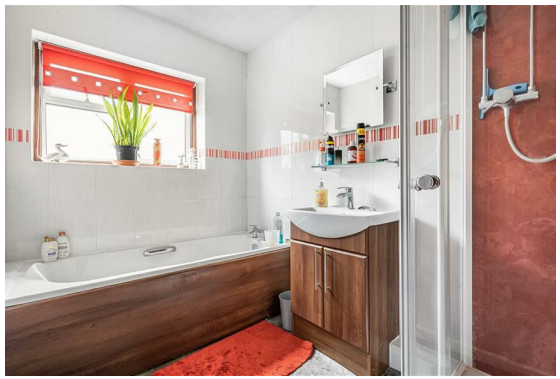
END OF CHAIN Situated in the popular village of Sturmer is a wonderful three bedroom detached bungalow, benefitting from many fine features. The property offers spacious living accommodation, utility room, garage and driveway for multiple vehicles. (EPC Rating TBC)



LOCATION

Sturmer is a popular and unspoilt village which lies on the Essex and Suffolk borders approximately 1.5 miles south east of Haverhill and 20 miles from Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.





ENTRANCE HALL
Airing cupboard housing boiler, two radiators, doors to all rooms.

BEDROOM ONE
Window to front, radiator.

BEDROOM TWO
Window to front, radiator.

BEDROOM THREE
Window to side, radiator.

KITCHEN
Fitted base and eye level units with worktop over and breakfast bar, eye level oven and top oven, four ring gas hob, integrated dishwasher, space for fridge, two storage cupboards, radiator, dual aspect windows.

UTILITY
Wall units, space and plumbing for washing machine, window to rear.

BATHROOM
Three piece suite comprising panelled bath, shower enclosure, vanity hand wash basin, heated towel rail, obscure window to side.

WC
Two piece suite comprising low level wc, pedestal hand wash basin, radiator, obscure window to side.

SIDE PORCH
Door to rear garden.

DINING ROOM
Radiator, window to side, open to:

LIVING ROOM
Electric fireplace, radiator, French doors to rear garden.

OUTSIDE
Large garden. Pond. Lawn. Patio area. Brick built shed. Brick workshop.

GARAGE AND DRIVEWAY
Single garage with up and over door, driveway for multiple vehicles.

AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS
By appointment through the Agents.

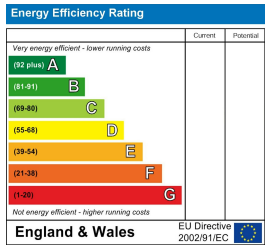
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







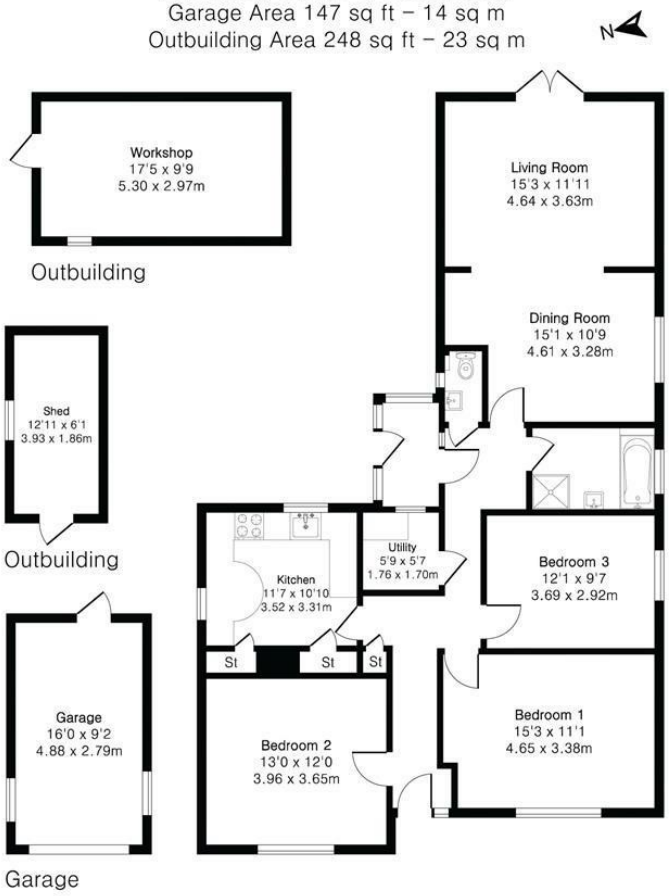
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Tenure - Freehold

Council Tax Band -

Local Authority -

Approximate Gross Internal Area 1206 sq ft - 112 sq m
(Excluding Garage & Outbuilding)
Garage Area 147 sq ft – 14 sq m
Outbuilding Area 248 sq ft – 23 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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