

Bychoice

ESTATE AGENTS



The Street, Sturmer

£385,000

Property Summary

A perfect cottage, believed to date back to the 17th century, which has more recently been largely extended to create a stunning home, offering a wonderful blend of character features mixed with modern living & an open plan feel. Far reaching views to the rear & and a large

**17TH CENTURY COTTAGE
LARGELY EXTENDED
CAREFULLY MODERNISED TO CREATE A
COSY HOME
GENEROUS GARDEN WITH DIRECT
ACCESS TO FIELDS**



ENTRANCE HALL

With a feature window that teases a glimpse of the dining room & sitting room. Radiator, door to:

first floor

LANDING

Double glazed window to front aspect, exposed beams, door to:

WC

With WC & wash basin.

OUTSIDE

The property is protected from the road by hedging, with a gravel driveway providing plenty of parking for multiple vehicles. A single garage with up & over door proved additional parking/storage. Gated access leads to the rear garden.

The rear garden is an excellent size. Immediately from the property is a large split level decking provided the perfect spot to entertain. There is also access to the garage. An archway leads to the remainder of the

GARAGE

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BATHROOM

8'6" x 7'3" (2.60 m x 2.20 m)

A stylish modern bathroom suite featuring a panel bath, separate walk in shower, WC, wash basin & vanity unit, heated towel rail, double glazed window to side aspect.

KITCHEN

12'10" x 6'3" (3.90 m x 1.90 m)

Double glazed window to rear aspect. A good range of base & eye level units with worktops over, inset sink & drainer, space & plumbing for appliances, floor mounted oil boiler.

DINING ROOM

14'5" x 8'2" (4.40 m x 2.50 m)

A truly beautiful room with plenty of light. Double glazed window to rear, Oak staircase with glass balustrades, exposed beams, radiator, two steps lead up into:

SITTING ROOM

15'1" x 10'6" (4.60 m x 3.20 m)



BEDROOM ONE

15'1" x 12'10" (4.60 m x 3.90 m)

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Double glazed window to front aspect. Two double glazed windows & Juliette balcony with French doors to the rear aspect boasting far reaching views of the fields beyond the rear garden. Two radiators.

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BEDROOM TWO

14'5" x 10'6" (4.40 m x 3.20 m)

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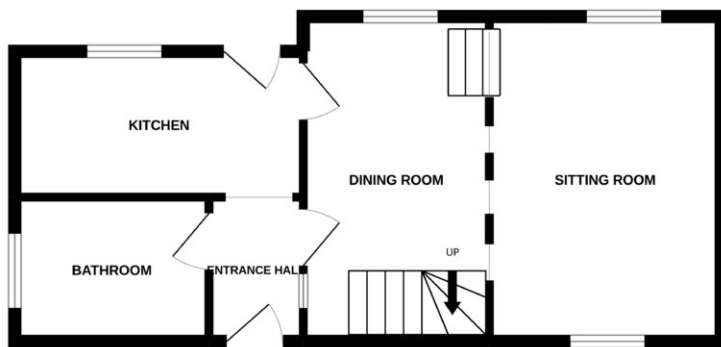
Double glazed windows to front & rear aspects. A cosy double bedroom situated in the oldest part of the property, with exposed beams to all walls & ceiling, radiator.

BEDROOM THREE

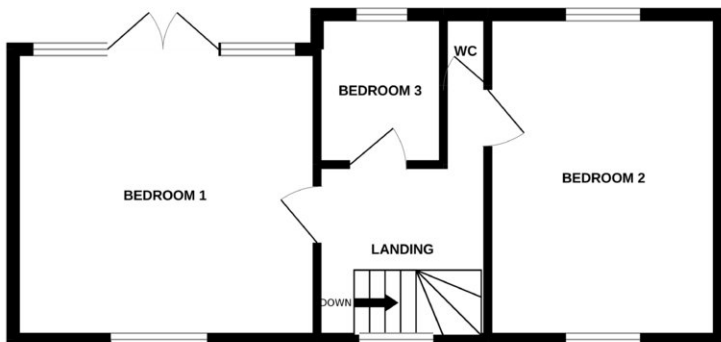
11'0" x 11'0" (3.35 m x 3.35 m)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

Additional Information

Tenure: Freehold
Council Tax Band: C
Local Authority:
Post Code: CB9 7XF

Viewings by appointment only
Tel: 01440768919
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