



Friars Mead | Sturmer, Essex, CB9 7JU



Features

- SPACIOUS FAMILY HOME
- VERSATILE ACCOMMODATION OVER THREE FLOORS
- GARAGE, CARPORT & AMPLE DRIVEWAY WITH EV CHARGE POINT
- BEAUTIFUL VILLAGE LOCATION SURROUNDED BY COUNTRYSIDE
- COMMUTER DISTANCE TO CAMBRIDGE & BRAINTREE
- BEAUTIFUL OPEN PLAN GROUND FLOOR
- PRIVATE ENCLOSED GARDENS

A beautiful & extremely spacious home offering copious versatile living space in a private & sought after village location, within commuter distance to Cambridge. This wonderful family home invites you in to a modern open plan ground floor, with four excellent bedrooms, garage, carport & gardens.



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GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, radiator, double doors to kitchen, door to:

CLOAKROOM

Suite comprising WC, vanity wash basin, extractor fan, radiator, door to under stair cupboard, tiled flooring.

KITCHEN/BREAKFAST AREA

19' 2" x 9' 3" (5.86m x 2.82m)

A beautiful & stylish kitchen with an ample range of matching base & eye level units with worktops over, electric range oven with six ring gas hob & extractor hood above. Window, radiator, open plan to the dining area. Door to:

UTILITY ROOM

8' 7" x 7' 1" (2.64m x 2.17m)

Window to rear, internal door to garage. A matching range of base & eye level units with worktops over, inset sink & drainer. Integrated fridge/freezer & dishwasher, space & plumbing for washing machine.

DINING AREA

19' 2" x 12' 7" (5.86m x 3.86m)

Open plan from the kitchen, with dual aspect windows, feature fireplace with gas fire, French doors to garden.

FIRST FLOOR

LANDING

Window to front, stairs to second floor, radiator, airing cupboard, double doors entering into sitting room.

BEDROOM

11' 2" x 9' 0" (3.42m x 2.76m)

Window, radiator, built in wardrobe.

BEDROOM

13' 1" x 8' 8" (3.99m x 2.66m)

Window, radiator.



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BATHROOM

A lovely bathroom suite comprising panel bath, vanity wash basin, separate shower cubicle, WC, heated towel rail, extractor.

SITTING ROOM

19' 2" x 15' 10" (5.85m x 4.85m)

A wonderful room with windows to front & rear, feature fireplace with gas fire, double doors opening onto Juliet balcony, radiator.

SECOND FLOOR

LANDING

Radiator, window, door to:

BEDROOM ONE

16' 6" x 13' 4" (5.03m x 4.08m)

Two windows to front with countryside views, two radiators, walk in wardrobe with sliding door. Door to:

ENSUITE

Lovely suite comprising shower cubicle, vanity unit with wash basin, WC, heated towel rail, extractor fan.

WALK IN WARDROBE

13' 4" x 4' 1" (4.08m x 1.27m)

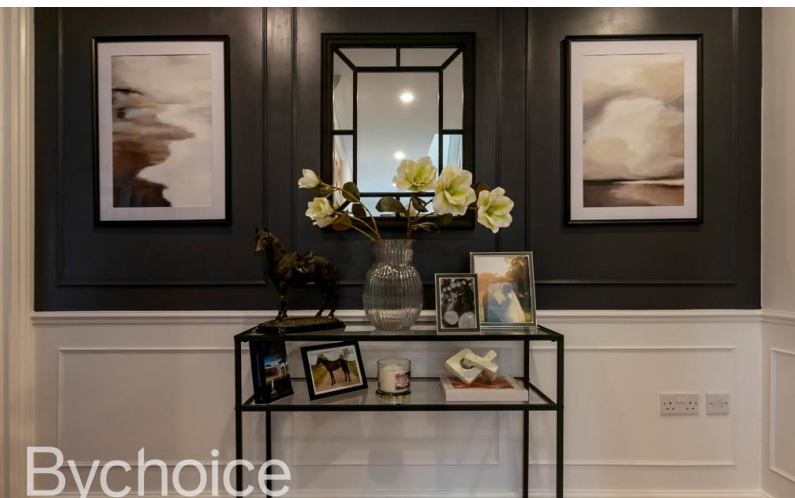
Window to front.

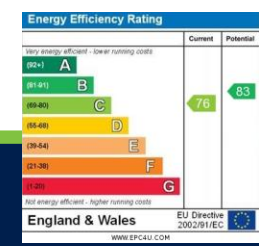
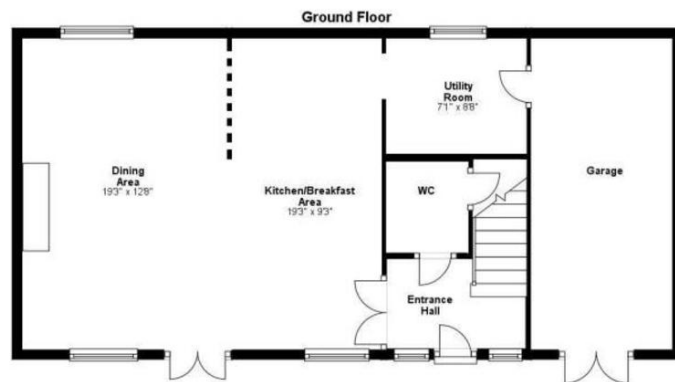
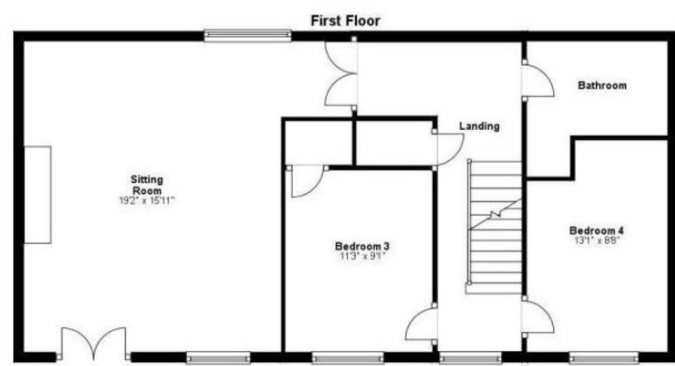
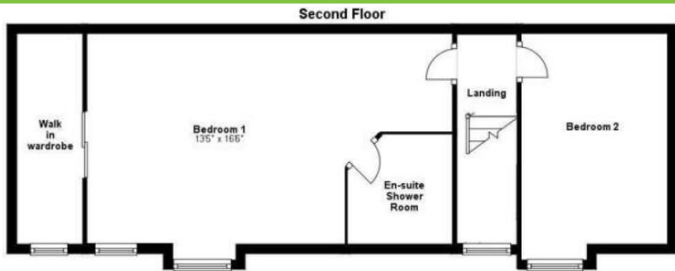
GARAGE & CARPORT

Benefitting from an EV charging point, the garage has light & power, internal door to utility room. The driveway & carport also plenty of parking for multiple vehicles.

OUTSIDE

The property is located in a private cul-de-sac of a small selection of similar homes. The garden is situated to the front of the property, enclosed by laurel hedging, with a paved patio area, remainder mainly laid to lawn.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. B2304





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