



**Woodcroft
Sturmer, Suffolk**

**DAVID
BURR**



Sturmer is a pretty village situated on the immediate fringe of the Essex/Suffolk border with a beautiful church and public house. For general facilities there is a picturesque market town of Clare is about 5.5 miles and for the London commuter, Audley End main line station is about 14.5 miles providing good services to London Liverpool Street and Whittlesford station about 17 miles with a direct link to London. Stansted airport approximately 45 minutes journey.

A spacious four bedroom detached family home situated centrally within this sought after village on the Suffolk/Essex border. The property is presented in excellent condition and enjoys spacious and versatile living accommodation comprising off-road parking for multiple vehicles and charming rear gardens.

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Entrance into:

ENTRANCE HALL: A spacious hallway with oak flooring, staircase to the first floor and doors to:

KITCHEN/BREAKFAST ROOM: Forming the hub of the home this spacious and light open-plan entertaining space enjoys a range of stylish base units under granite worktop with a 1.5 bowl sink inset. Integrated appliances include a Siemens electric oven and grill, induction hob, dishwasher, fridge/freezer, wine cooler, breakfast bar and full height pantry cupboard. Opening into a spacious breakfast area with plenty of space for dining table and chairs with French doors leading out to the rear.

SITTING ROOM: A charming room with outlook to the side and rear gardens with oak flooring and a log burning stove, set upon a brick hearth with shelving within the recesses.

SNUG: Another charming reception room which could also be utilised as a dining room with outlook to the front aspect.

STUDY: With fitted desk, outlook to the side and understairs storage cupboard.

UTILITY ROOM: With further storage units under worktop with stainless steel sink inset, space and plumbing for washing machine and tumble drier. Tiled flooring and door leading to the side.

CLOAKROOM: With vanity sink unit with counter top sink, WC and tiled flooring.

First Floor

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

MASTER BEDROOM: A spacious master suite with outlook to the rear, benefitting from a range of two pairs of double wardrobes, large airing cupboard and **En-Suite** comprising tiled shower cubicle, vanity sink unit with his and hers counter top sinks, WC, heated towel rail and tiled flooring.

BEDROOM 2: Another spacious double bedroom with storage cupboard and **En-Suite** comprising tiled shower cubicle, WC, vanity sink unit and tiled flooring.

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

BEDROOM 4: Another spacious double bedroom with outlook to the side. Currently utilised as a home office with eaves storage and roof window.

FAMILY BATHROOM: Comprising panel bath, vanity unit with counter top sink, WC, heated towel rail and tiled splashbacks and flooring.

Woodcroft, The Street, Sturmer, Haverhill, Suffolk CB9 7XF

Outside

The property is approached via a block paved driveway providing parking and turning for multiple vehicles. The front gardens enjoy an area of low maintenance with shingled flower beds interspersed with a range of mature trees and planting. Covered bin store and gates at either side of the property lead through to the rear which features large block paved two-tier dining terrace, beautifully landscaped gardens with mature trees and planting, opening onto an area of traditional lawn, again interspersed with a range of mature trees and planting with a Greenhouse, log store and garden shed and at the foot of the garden a meandering stream with gate leading out.

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

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

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB.

COUNCIL TAX BAND: F. £3062.37 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

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

Phone Signal: Signal is limited.

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/>.

SUBSIDENCE HISTORY: None known.

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

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

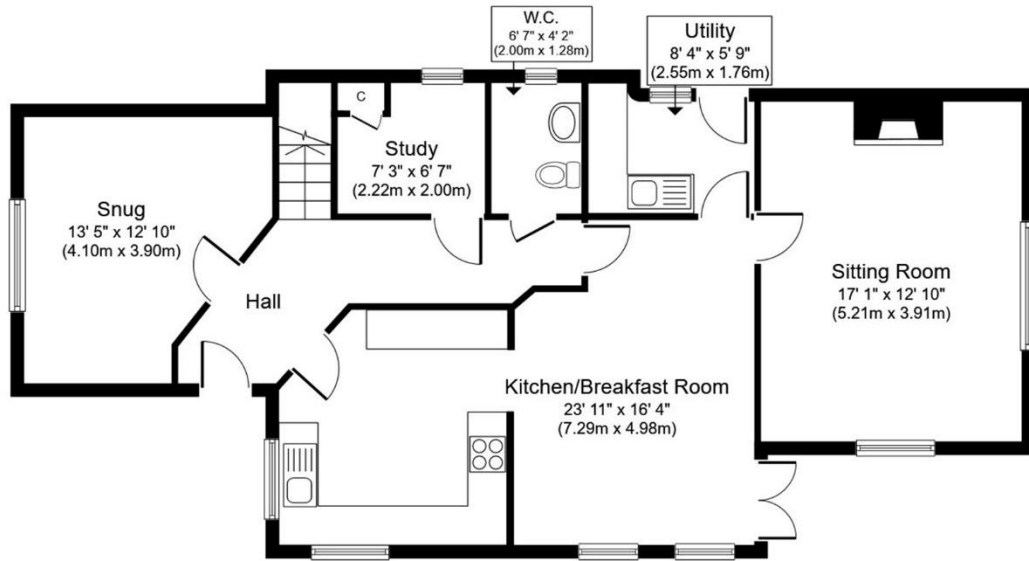
RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None known.

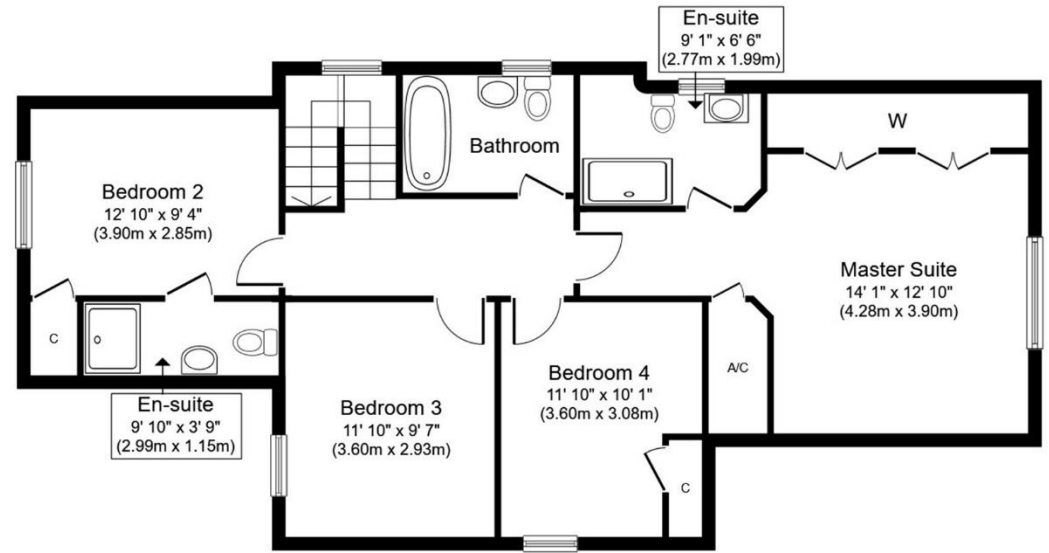
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
951 sq. ft.
(88.4 sq. m.)



First Floor
Approximate Floor Area
936 sq. ft.
(87.0 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.

