



**3 CHAPEL END WAY**

Stambourne, CO9 3NX

**Guide price £399,500**

DAVID  
BURR



### 3 Chapel End Way, Stambourne, Halstead, Essex, CO9 4NX

An extended and much improved three bedroom semi-detached house, which provides very well proportioned and balanced family accommodation, including a spacious sitting room with fireplace, separate dining room, kitchen/breakfast room and three double bedrooms.

The exterior of the property has recently been clad with weather boarding and double glazed windows installed during the course of 2023. The property is located within the village of Stambourne and occupies a semi rural position abutting open country side, with lovely views in a southerly direction at the foot of the rear garden, which measure approximately 100 ft in dept (subject to land survey).

A contemporary style replacement entrance door opens to the entrance porch, tiled floor area, stairs ascending to first floor level and glazed oak style doors providing access to the sitting room and the dining room. The sitting room features a fireplace with inset wood burner, there is a large window to the front elevation and French doors providing access through a fully glazed conservatory which in turn has French doors leading to the rear garden patio. The dining room also features a large window to the front elevation, wood effect floor covering and a doorway leading through to the kitchen/breakfast room. The kitchen has a tiled floor area and base cupboards at both floor and eye level with counter tops, inset ceramic hob, oven below and a canopy with extractor hood. There is also a sink top with mixer taps, space for a dishwasher and understairs storage cupboard. Doorway leading through to the rear hallway and a door opening to the sitting room. The rear hallway has a tiled floor, there is a door to the side external passage way, access to a cloakroom and a very useful and spacious utility room which features plumbing for washing machines, space for appliances, double base unit counter top and oil fired boiler.

The first floor landing is well proportioned and there is a contemporary style glazed balustrade, newel post and hand rail. Access to loft space, window to rear which has lovely views across open countryside and doors to three bedrooms and bathroom. The bedrooms are all double in size, the principal bedroom is very well proportioned and has windows to two elevations and built in cupboards. The second bedroom has a built in wardrobe and the third bedroom has a particularly impressive views across open country side to the rear. The bathroom features a modern suite with shower bath and large rainfall shower over head, matching low level WC and handwash basin. The floors and walls are tiled and there is a heated towel rail.

To the front of the property there is a large stone covered parking area which was laid during the course of 2023 and a shared side passage way leading to the rear garden. The rear garden commences a paved patio leading to lawned area, further patio located to the right hand side and a large sun drenched (subject to weather conditions) patio area laid to the rear boundary adjacent to a particularly useful storage shed. There is a further pitched roof timber storage building. The property abuts open countryside and there are lovely views across agricultural fields in a southerly direction.

The well presented accommodation comprises:

Spacious sitting room	Three double bedrooms
Seperate dining room	Modern bathroom and WC
Kitchen/breakfast room	Backing onto open farmland
Cloakroom	Off road parking for several vehicles
Utility	Semi rural village location

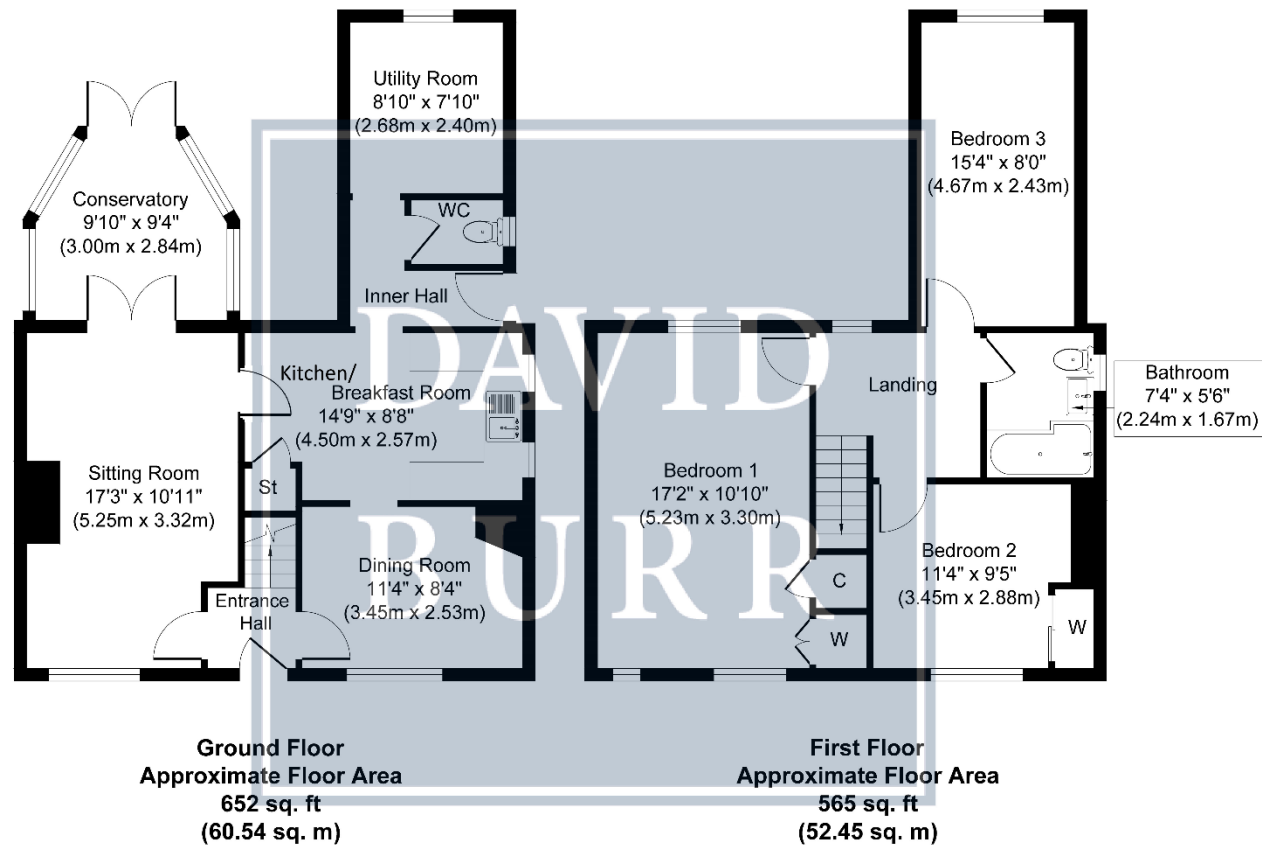
#### Location

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.

#### Access

Halstead 9 miles	Saffron Walden – Liverpool St 60 mins
Braintree 13 miles	Stansted approx 30 mins
Sudbury 13 miles	M25 J27 approx 50 mins





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.  
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### Additional information

Services: Main water, electricity and drainage.

Oil fired heating to radiators. EPC rating: E Council tax band: C

Tenure: Freehold

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

### Contact details

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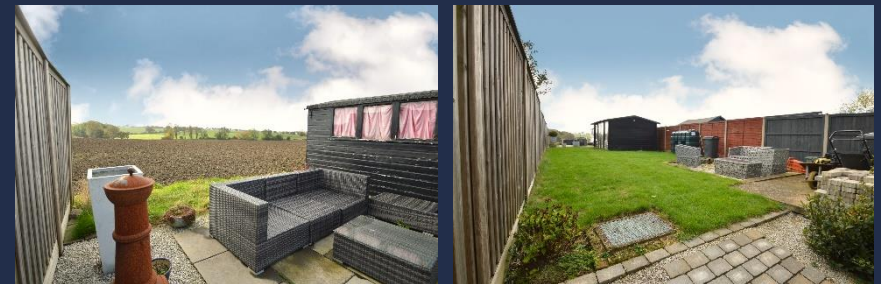
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**DAVID  
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