



**1 Wheel Chase,  
Sturmer, Suffolk**

**DAVID  
BURR**



# 1 Wheel Chase, Rowley Hill, Sturmer, Suffolk CB9 7GW

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 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 modern two bedroom end of terrace property situated within an individual small development of properties within the heart of the village, convenient for local amenities. The property has been thoughtfully designed blending traditional vernacular architecture with modern styling to include a luxury bathroom and stylish kitchen with quality appliances. The property also enjoys private parking and a landscaped garden.

## A modern two bedroom end of terrace property with private parking and landscaped garden.

Entrance into:

**DINING ROOM:** A delightful light, double aspect room with stairs to the first floor. Opening through to the:

**KITCHEN:** Fitted with a range of wall and floor units under worktops with a sink and drainer inset. Integrated appliances include a Bosh fridge freezer, washing machine, eye level double oven and hob with extractor over. Bi-fold doors open to the garden.

**CLOAKROOM:** With WC, wash hand basin and heated towel rail.

### First Floor

**BEDROOM 1:** A double room with outlook to the rear aspect.

**BEDROOM 2:** With outlook to the rear aspect.

**BATHROOM:** Fitted with a white suite comprising a WC, wash basin within vanity unit, bath with shower over, heated towel rail and extensively tiled walls.

### Outside

A private rear garden with a paved terrace leading onto the lawn with steps up to the storage area with storage shed and rear gate leading to the tandem parking area.

**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 B. A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** C. £1,875.12 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. **Phone Signal:** Yes.

**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/>.

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**SUBSIDENCE HISTORY:** None.

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

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

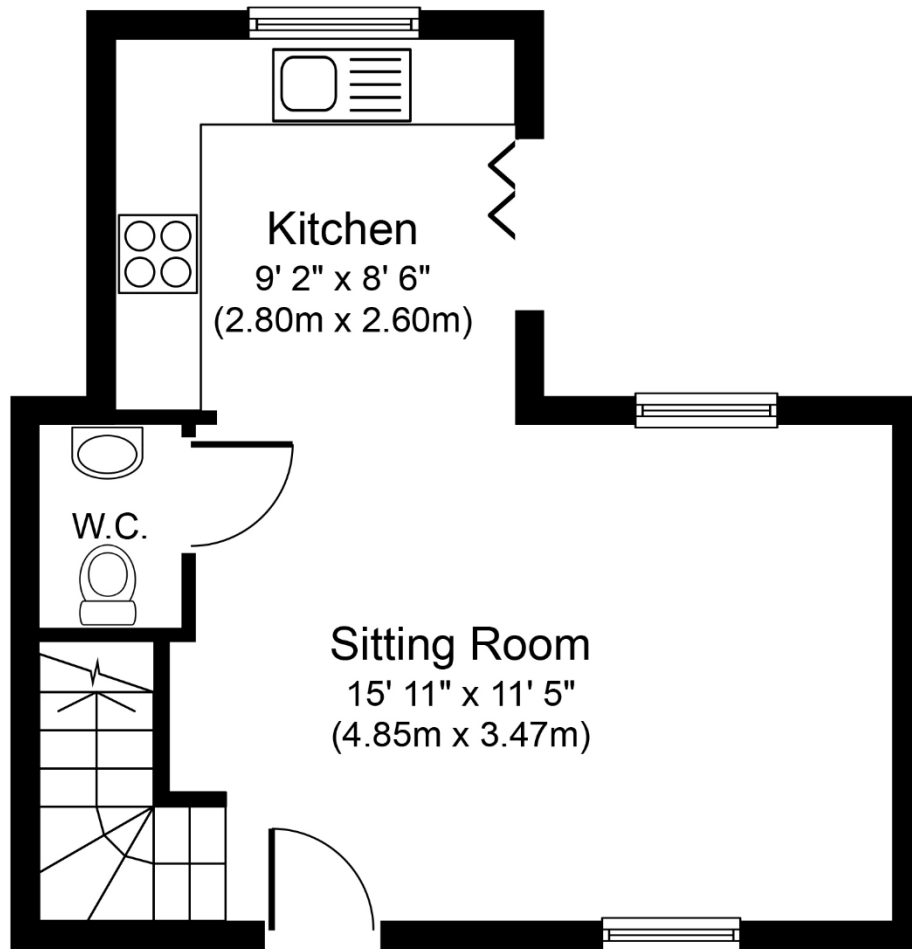
**FLOOD RISK:** None.

**ACCESSABILITY ADAPTIONS:** None.

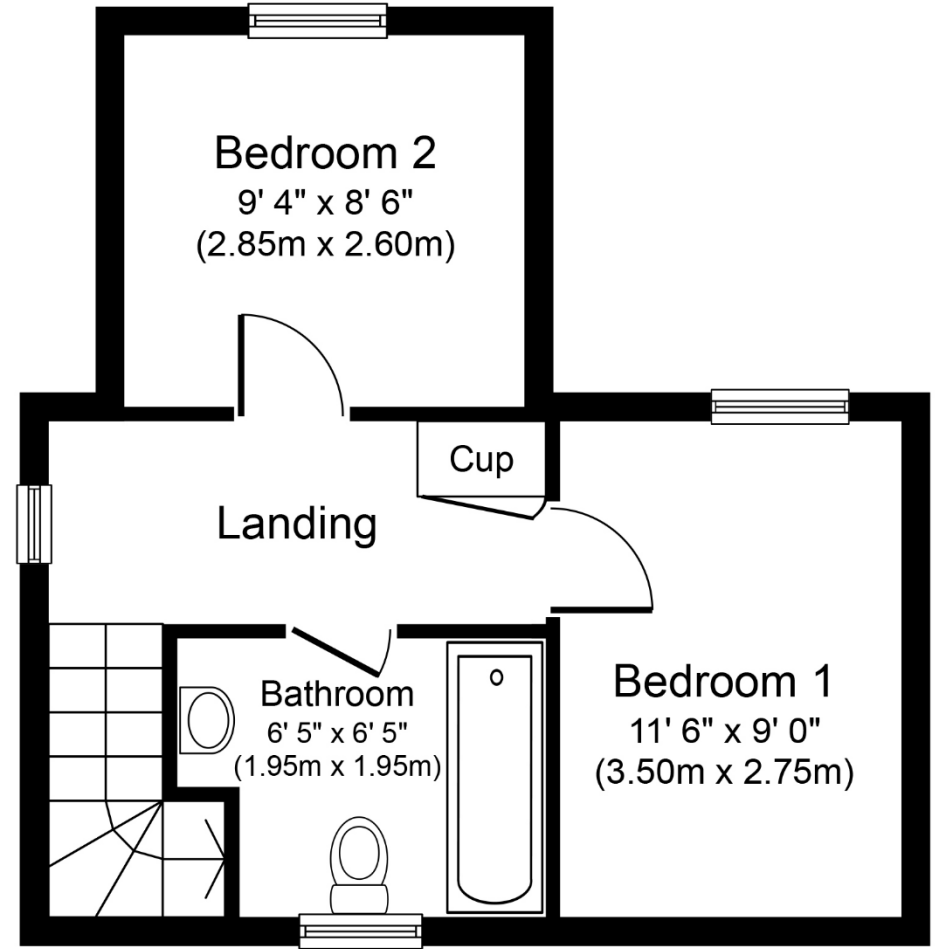
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**301 sq. ft.**  
**(28.0 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**301 sq. ft.**  
**(28.0 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. 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.

