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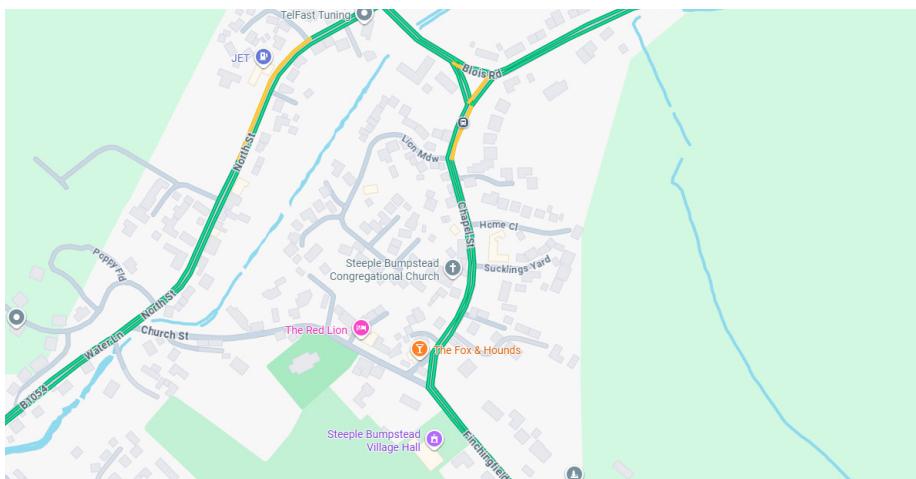
56 Lion Meadow

Steeple Bumpstead, Essex

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A generous and well presented four bedroom detached family home situated in a quiet corner plot with off-road parking for multiple vehicles, double garage and generous rear gardens.



- A generous and well presented four bedroom family home
- Situated in a quiet corner plot
- Four double bedrooms, En-Suite to master
- Off-road parking for multiple vehicles
- Double garage
- Good-sized rear gardens

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Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

Step free entrance into a spacious HALLWAY with storage cupboard and staircase leading to the first floor and door to a generous bright KITCHEN/BREAKFAST ROOM with a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include an electric double oven, gas hob with extraction hood over and fridge/freezer. Opening through to a generous Breakfast Area with plenty of space for dining table and chairs, French doors leading out. UTILITY ROOM with a further range of wall and base units, space and plumbing for a washing machine and dishwasher. Door leading to the side. SITTING ROOM a spacious reception room featuring a log burning stove with stone hearth and French doors leading to the terrace, French doors open into the DINING ROOM. The Dining Room could be utilised as a Study/Fifth bedroom with outlook to the front. CLOAKROOM with WC and wash hand basin with storage cupboard under.

FIRST FLOOR

A wide LANDING with airing cupboard and doors to FOUR generous DOUBLE BEDROOMS, all with built-in storage. The master bedroom has views over the rear garden and an En-Suite comprising a tiled shower cubicle, WC, sink with storage cupboard, partly tiled walls. Three further double bedrooms, all with built-storage and a FAMILY BATHROOM comprising a panelled bath with shower over, sink with storage cupboard, WC and extensively tiled walls.



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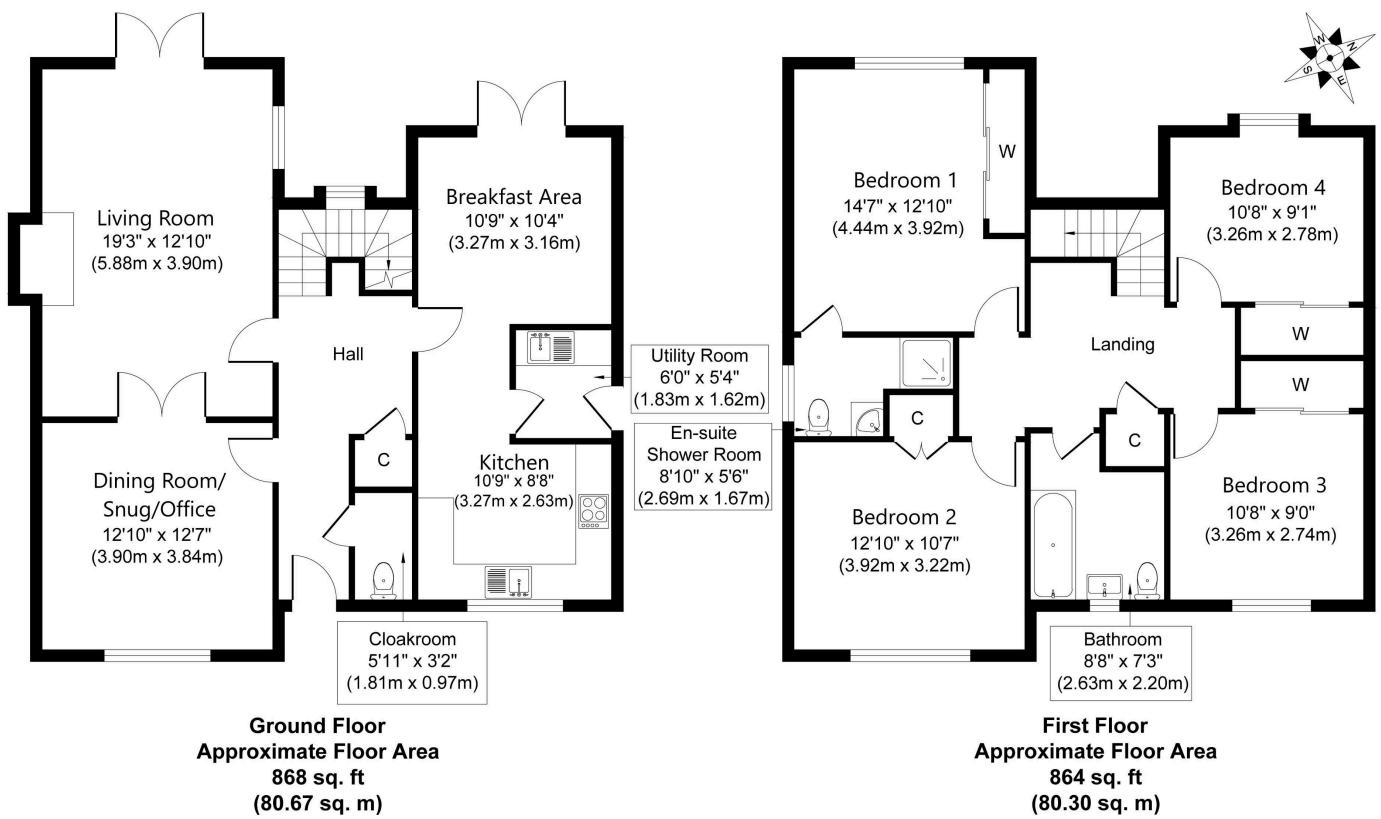
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EXTERIOR

The property enjoys a generous driveway with parking and turning for multiple vehicles, in turn leading to the DOUBLE GARAGE with light and power connected. A gated access leads through to the rear of the property where the good-sized corner plot, laid predominantly to lawn with a range of border fencing and paved terrace, enjoys a great deal of privacy, ideal for alfresco entertaining.



Floorplan



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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Steeple Bumpstead, Essex

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders, 20 miles from Cambridge, 10 miles from Saffron Walden and 22 miles from Bury St Edmunds. Rail links to London Liverpool Street are from Audley End Station (approximately 12 miles away), the journey time being 50 minutes to an hour and from Sudbury, Suffolk (approximately 16 miles away). Steeple Bumpstead benefits from facilities including post office/off licence/general stores, two public houses, primary school, two churches and a petrol station

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: F. £3,170.08 per annum.

PROPERTY POSTCODE: CB9 7BY.

TENURE: Freehold.

CONSTRUCTION TYPE:

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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**Bury St Edmunds**

01284 725525

bury@davidburr.co.uk

Holiday lets

01787 888698

support@davidburrholidaylets.co.uk

Newmarket

01638 669035

newmarket@davidburr.co.uk

Castle Hedingham

01787 463404

hedingham@davidburr.co.uk

Leavenheath

01206 263007

leavenheath@davidburr.co.uk

Woolpit

01359 245245

woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk