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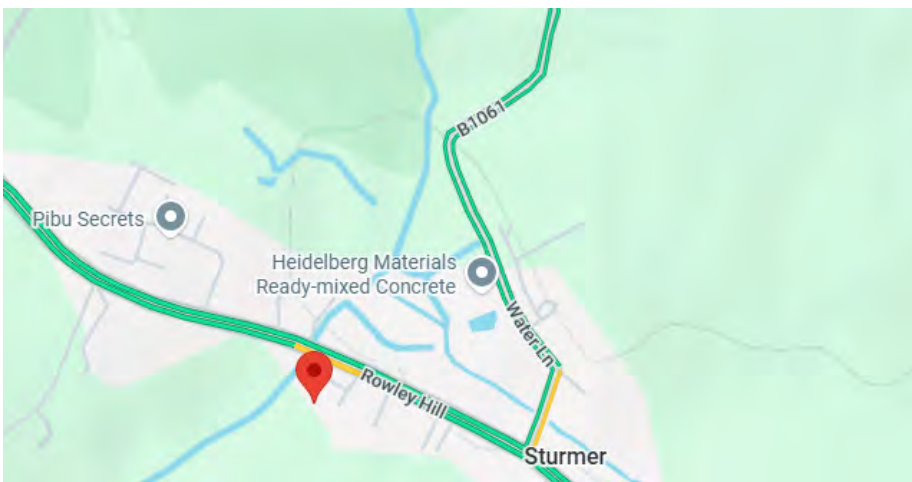
Kenwood

Sturmer, Essex

Kenwood

The Street, Sturmer, Essex CB9 7XF

A spacious and well presented three bedroom detached bungalow situated in a village location within a short drive of amenities and main trunk roads and a short walk to the local public house and garden centre. The property has been extensively renovated in recent years and now offers well appointed generous living accommodation and an abundance of off-road parking and large rear gardens.



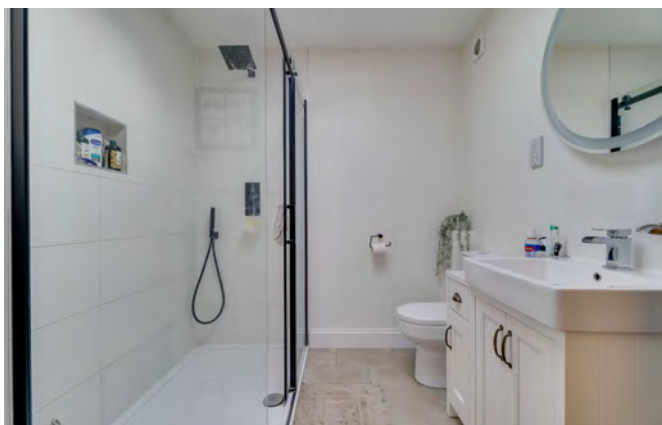
- Spacious and well presented
- Situated in a village location within a short drive of the amenities and main trunk roads
- Extensively renovated
- Off-road parking and turning for multiple vehicles
- Generous rear gardens

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INTERIOR

Entrance via a porch way with oak flooring, leading to an INNER HALLWAY a generous hallway with access to the roof space, oak flooring and rooms off. SITTING ROOM a light stylish reception room with oak flooring and log burning stove set upon a stone hearth, outlook to the side, French doors leading out and part-panelled walls. KITCHEN/BREAKFAST ROOM comprehensively fitted with a range of wall and base units under a quartz worktop with Butler sink inset. Integrated appliances include a Bosch oven, microwave oven and four ring induction hob with extractor over and dishwasher, whilst there is space for an American style fridge/freezer and washing machine, pantry cupboard and plenty of space for dining table and chairs. Tiled flooring with underfloor heating and French doors leading out. BEDROOM 1 a generous double bedroom with outlook to the front and built-in wardrobes and vanity table and an En-Suite comprising a tiled shower cubicle, vanity sink unit, WC, heated towel rail, extensively tiled walls and floor and roof lantern. BEDROOM 2 another generous dual aspect double bedroom. BEDROOM 3 a further double bedroom with outlook to the side. BATHROOM stylishly fitted comprising a panelled bath, separate tiled shower cubicle, vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring.



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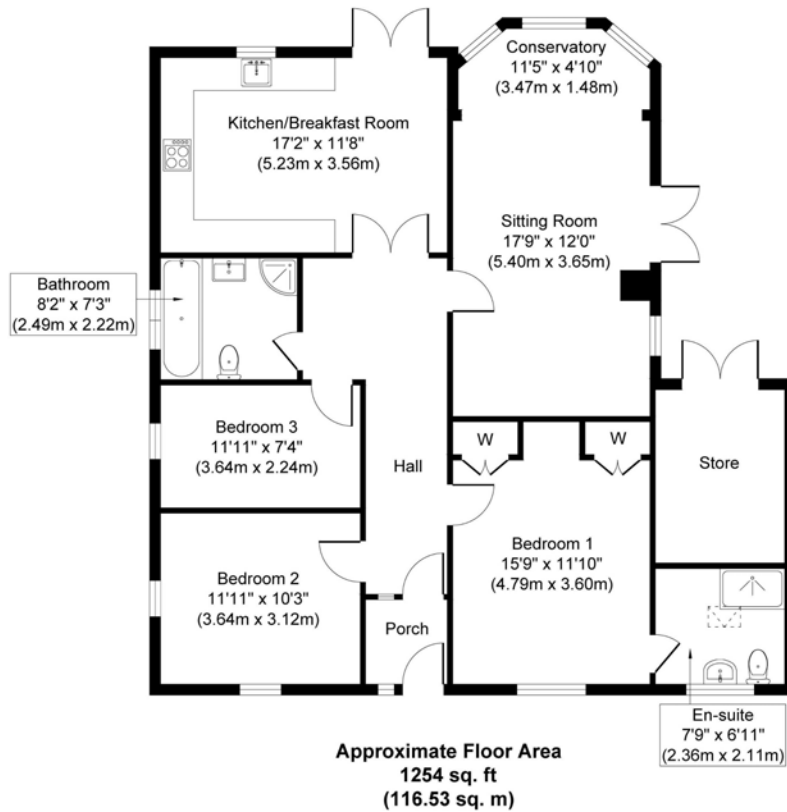
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EXTERIOR

To the front, the property enjoys an expansive gravel driveway providing parking and turning for multiple vehicles. A gated access to the side of the property provides further parking, if required, and an access to the generous rear gardens with an extensively paved dining terrace with steps leading down to an area of traditional lawn interspersed with mature flower beds and fruit trees to include cherry, plum, apple and pear. Greenhouse, garden shed, summer house and a rear garden store.



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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Sturmer, Essex

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.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-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: D. £2,133.54 per annum.

PROPERTY POSTCODE: CB9 7XF.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes . Speed up to 1800 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.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A right of way exists to the property for all purposes in connection with "Kenwood". A covenant is in place to repair/maintain the fencing to the highway boundary.

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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