



Endeavour, Bullsbridge Farm  
CB10 2PP



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# Endeavour

Bullsbridge Farm | Hempstead | CB10 2PP

## Guide Price £725,000

- An individual, four-bedroom, three-bathroom property
- Garden landscaped with porcelain tiled terrace
- Generous open plan Kitchen/dining/living area
- Off road parking with EV charging point
- Zoned underfloor heating to the ground floor
- Small development of only three properties
- Principal bedroom with ensuite and dressing area
- Offered with no upward chain

### The Property

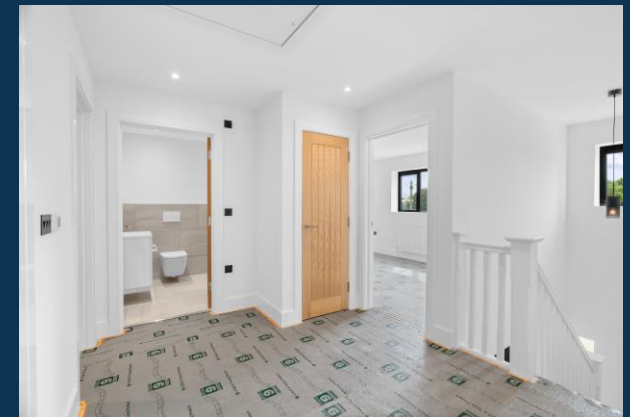
A bespoke four-bedroom, three-bathroom detached new build forming part of an exclusive development of three properties on the edge of the village with views over countryside. The property benefits from high specification and eco-credentials with off road parking, rear garden and no upward chain.

### The Setting

The property is situated almost equidistant from Hempstead, Steeple Bumpstead and Cornish Hall End. The market town of Saffron Walden lies approximately 9 miles to the west and Haverhill approx 5.5 miles north both centres having a wide range of shops including supermarkets, schools, leisure, and sports facilities. Audley End station is approximately 12 miles providing a speedy frequent rail service to London Liverpool Street whilst the University City of Cambridge is approx 20 miles where there is a wider range of amenities.

### The Accommodation

In detail the property comprises an entrance hallway with stairs rising to the first floor with under stair storage cupboard and doors to adjoining rooms. To the left is a snug/study with window to the front aspect. The utility room sits to the right and is fitted with a matching range of eye and base level units with quartz worktop over and sink unit incorporated. There is space and plumbing for a washing machine and tumble dryer with a window to the front aspect and door providing access to the outside space. The stunning open plan kitchen/dining is filled with natural light from bi folding doors opening on the terrace, fitted with a matching range of base and eye level units with quartz worksurface over including a central island with an undermounted stainless steel sink unit. Integrated Neff appliances include a five-ring induction hob with extractor hood over, two electric ovens and combi-microwave oven, dishwasher and fridge freezer. An opening leads to a second reception area with a skylight and bifold doors onto the rear garden. The ground floor is completed by a shower room comprising wall-hung W.C, vanity wash hand basin and shower enclosure.





The first-floor landing benefits from a built-in storage cupboard and doors to adjoining rooms. The generous principal bedroom has a window overlooking the garden and countryside beyond, a dressing area fitted with a range of wardrobes, shelving and window to the rear aspect and ensuite comprising large shower enclosure, vanity wash basin, W.C and heated towel rail. Bedroom two is a double room with window to the front aspect and fitted wardrobes. A third good size room has a window to the front aspect. Bedroom 4 is a good size room with window to the rear aspect. The family bathroom comprises a free-standing bath with shower attachment over, wall-hung WC, vanity wash basin and heated towel rail.

### Outside

The property forms part of a small development of just 3 new homes. To the front is off-street parking for three vehicles with EV charging point and a pathway leading to the rear garden. Adjoining the rear of the property is a porcelain paved terrace ideal for al fresco dining and outdoor entertaining. The remainder of the garden is laid to lawn.



### Services

Mains electric and water are connected. Private sewerage treatment plant and heating via an air source heat pump, underfloor heating to ground floor and radiators to first floor. Fibre broadband to the property is available in the area and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Detached

**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

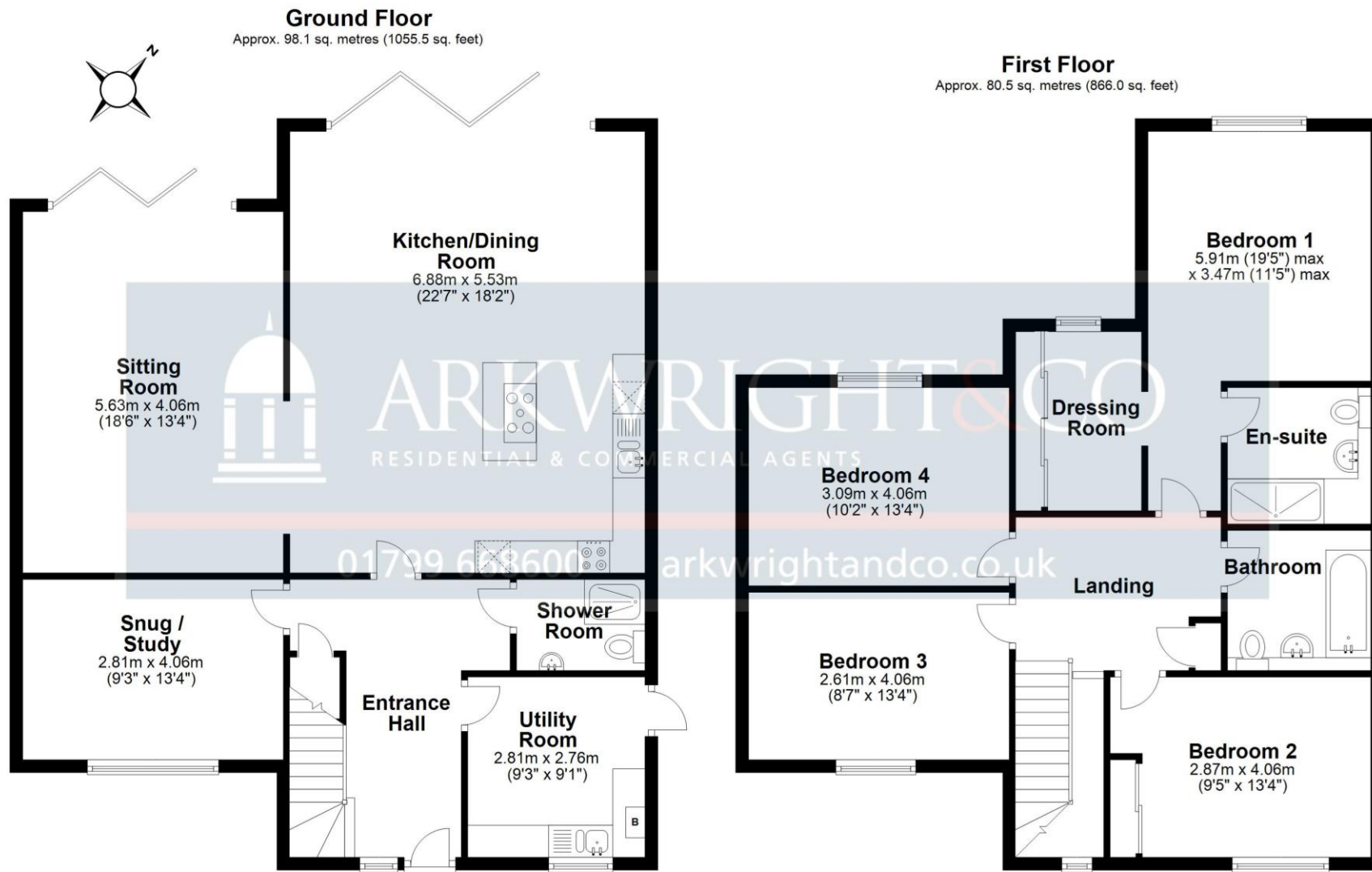
**EPC** – To be assessed

**Council Tax** – To be assessed

**Annual Service Charge** - To be confirmed

**Service Charge Review Period** - To be confirmed





Total area: approx. 178.5 sq. metres (1921.5 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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