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17 Darton Way, Buntingford, Herts, SG9 9UY

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**Fixed Asking Price £490,000**

Immaculate detached family home less than 1 year old in the small market town of Buntingford. Benefits from a downstairs cloakroom, high quality kitchen, en-suite to master bedroom, garage with additional parking for two vehicles and a south facing good size garden.

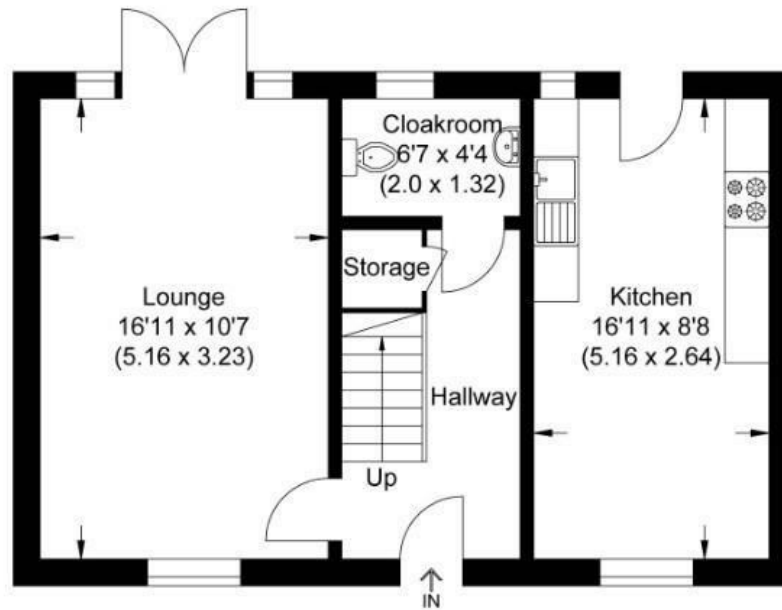
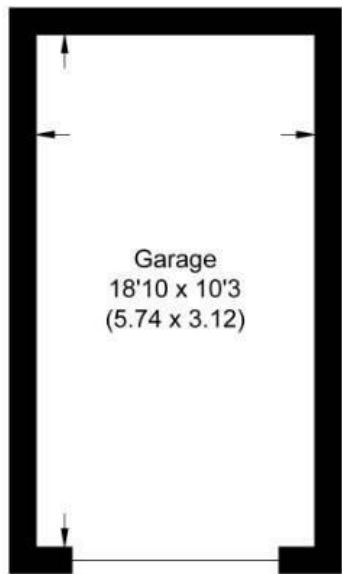
- Three bedroom detached nearly new family home
- Garage with additional parking for two vehicles
- Triple aspect Lounge
- Bespoke fitted blinds
- New modern ceiling lights included
- Immaculately presented
- Downstairs cloakroom
- High quality kitchen / diner
- Good size south facing garden
- Alarmed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

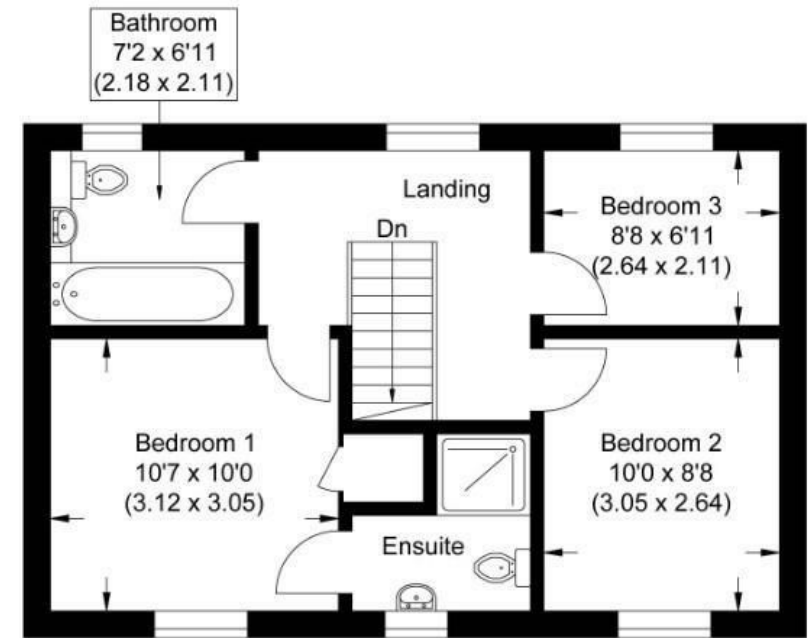


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Approximate Gross Internal Area  
84.31 sq m / 907.50 sq ft  
(Excludes Garage)  
Garage Area 17.91 sq m / 192.78 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



**Entrance**

Path leading to front door. Canopy porch. Security lamp.

**Entrance Hall**

Wood effect flooring flooring with inset coconut matting at the front door. Radiator. Stairs to first floor. Understairs cupboard. Doors to:

**Cloakroom**

6'6" x 4'3"

Tiled floor. Pedestal wash hand basin. Low level flush w/c. Extractor fan. Radiator. Obscure window to rear aspect.

**Lounge**

16'11" x 10'7"

Glazed door to triple aspect lounge. Window to front aspect with radiator under. Window to side aspect. Patio doors with windows each side to rear aspect. Wood effect flooring.

**Kitchen / Diner**

16'11" x 8'7"

Glazed door leading to dual aspect bright kitchen / diner. Window to front aspect in the dining area. Patio door and window to rear aspect in the kitchen area. A range of modern gloss white eye and base level units with polished Silestone counter top.

Stainless steel one and a half sink and drainer with mono tap. Integrated fridge/freezer, washing machine & dishwasher. Built in double oven with 4 ring gas hob and stainless steel splashback and extractor over. Houses boiler.

**First Floor****Landing**

Bight and spacious galleried landing. Window to rear aspect. Access to loft. Radiator.

**Master Bedroom**

10'2" x 10'0"

Cupboard over stairs. Window to front aspect. Radiator. Door to:

**En-Suite**

Tiled floor. Partially tiled walls. Enclosed shower cubicle with hand held shower and drench head. Pedestal wash hand basin. Low level flush W/C. Chrome ladder style radiator. Extractor fan. Inset ceiling lights. Obscure window to front aspect.

**Bedroom Two**

10'0" x 8'7"

Window to front aspect. Radiator.

**Bedroom Three**

8'7" x 6'11"

Window to rear aspect. Radiator.

**Bathroom**

7'1" x 6'11"

Panel bath with shower over. Vanity wash hand basin and low level flush W/C. Tiled floor. Partially tiled walls. Chrome ladder style radiator. Inset ceiling lights. Extractor fan. Obscure window to rear aspect.

**Garage**

18'9" x 10'2"

Power lift garage door. Eaves storage. Power and lighting. Privacy door to rear garden.

**Outside****Front**

Laid to lawn with new shrubs. Path leading to front door. Driveway to side with parking for two vehicles. Side access via gate.

**Garden**

Security lamp. Outside tap. Outdoor power sockets. Patio areas to the rear of the house leading to side access and garage. Laid to lawn. South facing. Fully fenced.

**Agents Note**

Service charge £251.05 p.a.











