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21 Uplands, Braughing, SG11 2QJ

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Price £485,000

This end of terraced family home offers a fantastic opportunity for those seeking generous size living accommodation and a south-facing rear garden with stunning views of open countryside. With four bedrooms, this property has flexible living accommodation, perfect for growing families or those requiring separate guest accommodation.

The ground floor features a bright lounge with access to a conservatory, creating a welcoming living space. A separate fitted kitchen with a breakfast room is ideal for family meals and entertaining guests. The ground floor extension/annex comprises of a spacious 4th bedroom and large wet room, ideal for guests or multi-generational living.

The first floor offers three double bedrooms with ample storage space and a family bathroom.

This property is peacefully positioned within a highly sought-after village, only moments away from Jenyns First School and Nursery. The picturesque ford, recreation ground, St Mary's church, public houses, and the A10 & A120 are also within close proximity. The property comes with residential parking.

The south-facing rear garden is a real feature of this property with stunning views of open countryside, ideal for relaxing and enjoying the peaceful surroundings. This property is a must-see for those looking for a home with flexible living accommodation in a highly desirable village location.

- End Of Terraced Family Home
- Flexible Living Accommodation
- South Facing Rear Garden
- Sought After Village Location
- Residential Parking
- Extension/Annex
- Ground Floor Wet Room
- Conservatory
- Close to local amenities including school
- Close to A10/A120

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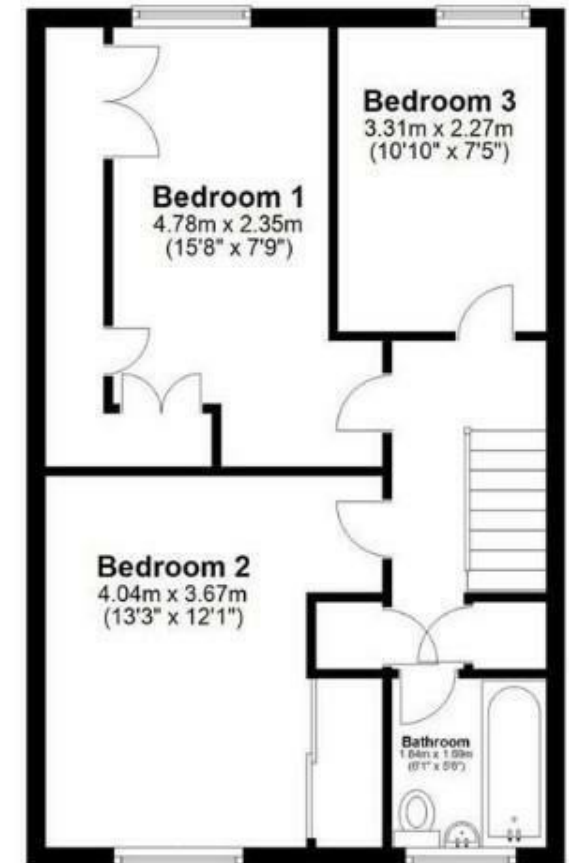
## Ground Floor

Approx. 101.4 sq. metres (1091.4 sq. feet)



## First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 149.7 sq. metres (1611.4 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



### Porch / Utility

6'9" x 6'3"

uPVC double glazed door to rear. Inset ceiling lights. Built-in storage cupboard housing wall mounted 'Worcester' gas fired boiler. Fitted storage units and work surface. Space for fridge/freezer. Laminate flooring. Part glazed inner door to:

### Hallway

Wood laminate floor. Stairs to first floor. Built-in broom cupboard. 2 radiators. Further built-in cloaks/storage cupboard. Side doorway to ANNEX hallway.

### Cloakroom

White WC and corner wash hand basin with cupboard under. Fully tiled walls. uPVC double glazed obscure window. Wall-mounted electric convector heater.

### Kitchen Breakfast Room

16'6" x 10'11"

uPVC double glazed window. Excellent range of fitted wall, base, drawer and display units with work surfaces incorporating enamel sink unit with mixer tap. Plumbing for washing machine and dishwasher. Recess for cooker with gas cooker point. Integrated fridge and freezer. Radiator.

### Lounge

17'8" x 11'8"

Chimney breast with fireplace recess and inset wood burning stove. uPVC double glazed window and large double glazed French doors to conservatory. Radiator.

### Conservatory

15'8" x 8'8"

Wood effect vinyl floor. Radiator. 2 electric wall mounted radiators. Power points and wall light points.

### Annex Bedroom

15'5" x 11'8"

Own 'front' door access and fully compliant for wheelchair access, with level floor access and uPVC French doors to rear garden. Radiator. Further wall-mounted electric radiator. Sliding door to:

### En-Suite Wet Room

9'10" x 6'2"

uPVC double glazed obscure window. Radiator. Large shower area with 'Mira' shower. White WC and wash hand basin. Vanity light with shaver point. Wall-mounted electric convector fan.

### Landing

Access hatch to boarded loft with retractable ladder and light connected. Door to over stairs storage cupboard. Door to built-in linen cupboard. Doors to:

### Master Bedroom

14'8" x 9'5"

uPVC double glazed window to rear with lovely views. Radiator. Range of fitted bedroom furniture incorporating wardrobes, storage cupboards, bedside units and display shelving.

### Bedroom Two

12'8" x 8'5"

uPVC double glazed window to front. Radiator. Sliding doors to recessed double wardrobe cupboards.

### Bedroom Three

10'5" x 8'2"

uPVC double glazed window to rear with lovely views. Radiator. Wood laminate floor.

### Bathroom

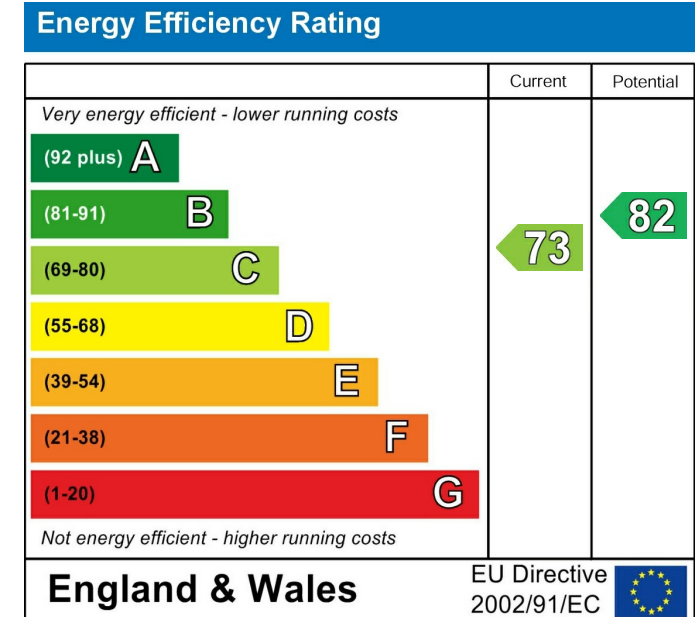
Modern white suite comprising bath with 'Mira' shower above and glazed shower screen, WC and pedestal wash hand basin. uPVC double glazed obscure window. Fully tiled walls. Radiator.

### Outside

There is residents car parking area with a good amount of 'casual' parking. Block paved approach to front door. Side access gate to brick paved courtyard area with canopy porch over entrance doors to Utility Room and Annex Bedroom. Large metal storage shed. Outside water tap, power points and light. Access to south-facing Rear Garden - A lovely secluded garden, triangular in shape, with extensive paved patio area leading to lawn. Enclosed by panelled fencing. Outside water tap, power points and lighting.

### Rear Garden

South facing secluded garden, triangular in shape, with extensive paved patio area leading to lawn. Enclosed by panelled fencing. Outside water tap, power points and lighting.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















