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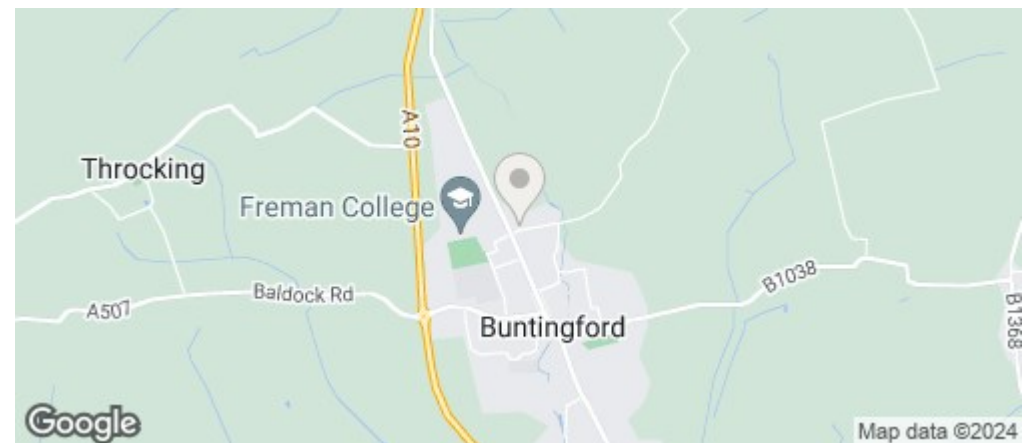
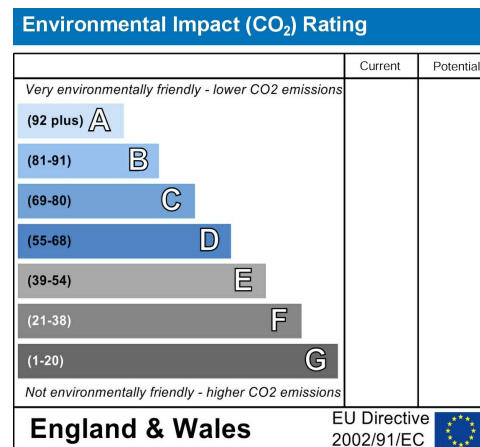
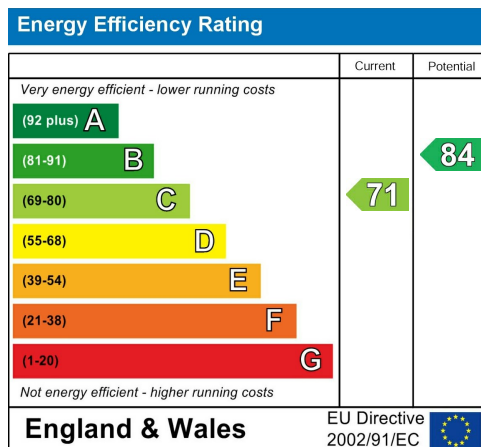
4 Vicarage Road, Buntingford, SG9 9BE

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Price £575,000

Completely refurbished to a very high standard, this home has been carefully designed for modern family living. The property boasts 4 good size bedrooms, shower room plus family bathroom, a large open plan kitchen/dining/ living area and separate sitting room, plus utility with laundry, shower and boot areas. Amtico flooring runs throughout the home, with underfloor heating on the ground floor and the bathroom. Double glazed windows with integral blinds throughout. The garden has a wide patio and raised lawn, plus 3 sheds along the side of the house and a dog shower. Driveway for up to four vehicles plus garage with electric roller door. The property is a few minutes level walk from the High Street and walking distance to all local schools.

- 4 double bedroom semi-detached home
- High spec kitchen with integrated Smart appliances
- Amtico flooring and deep Torus style skirting boards throughout
- Bathroom plus shower room
- Oak internal doors with satin nickel door handles
- Driveway for up to 4 vehicles plus garage with electric roller shutter door
- Large open plan living kitchen plus separate sitting room
- Underfloor heating on ground floor and upstairs bathroom
- Hik Vision colour CCTV around the entire property
- Viessman 'weather compensation' boiler



Approximate Gross Internal Area
117.96 sq m / 1269.71 sq ft
(Excludes Garage)
Garage Area 13.16 sq m / 141.65 sq ft

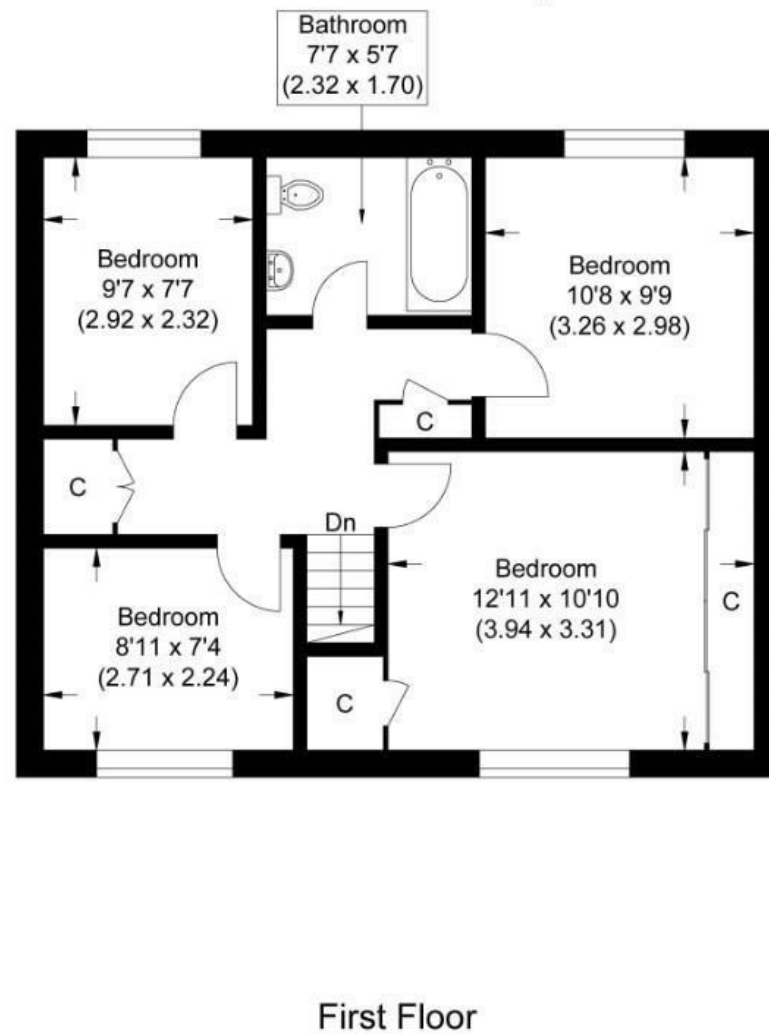
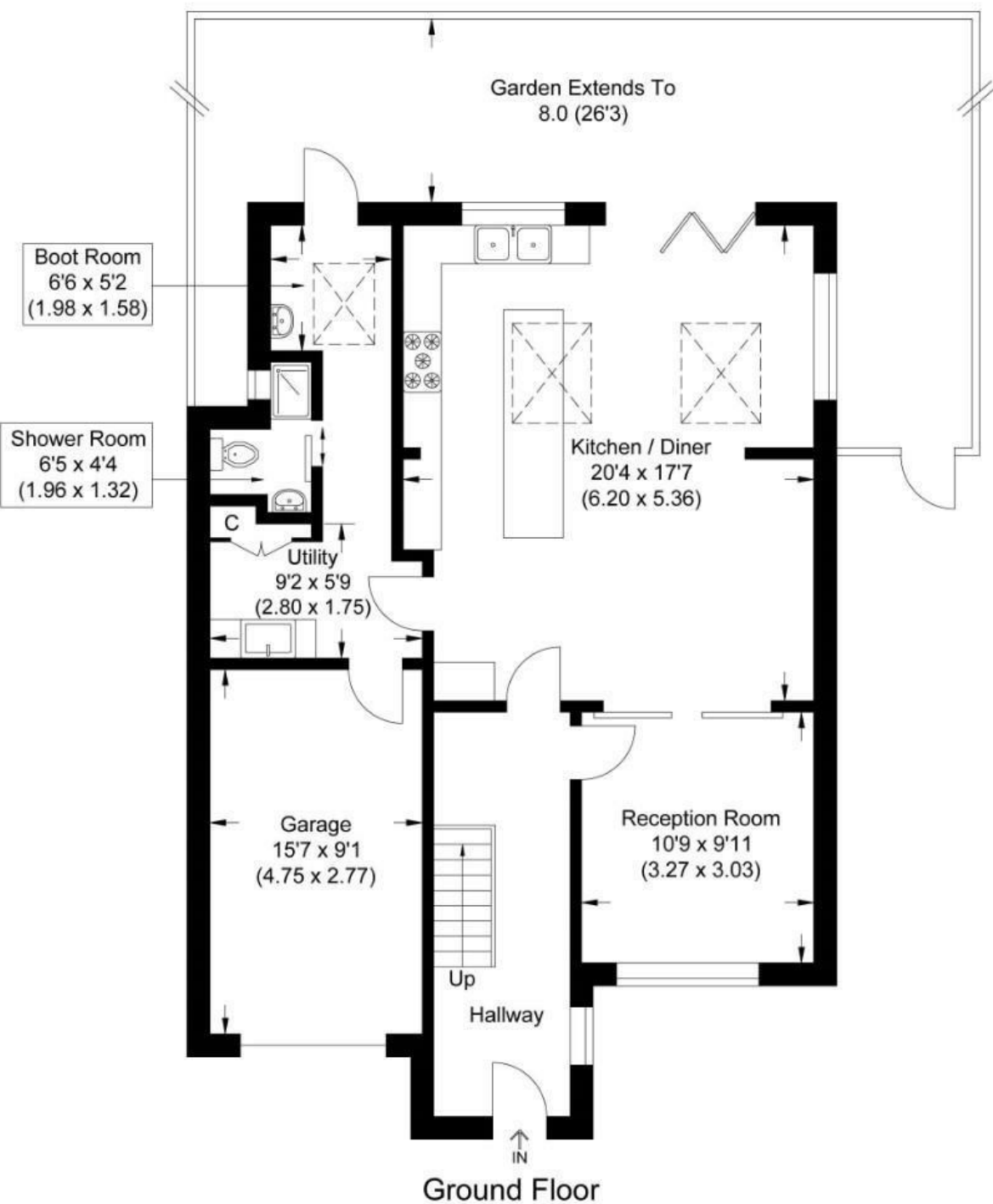


Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance Porch

Entrance porch with inset roof lights, motion sensor flood light and 'dusk 'til dawn' wall security lamps.

Entrance Hall

Composite front door with privacy glass leading to entrance hall. Window with integral blinds to side aspect. Oak finished stair case leading to first floor. Tech Hub under stairs. Doors leading to:

Sitting Room

Window with integral blinds to front aspect. Wall lights and ceiling light on dimmers. Double pocket door to open plan kitchen / dining / family room.

Open Plan Kitchen / Dining / Family

Kitchen: New kitchen fitted with a range of eye and base level units and a large island. Calacatta quartz worktop and backsplash. 2.5 composite sinks with waste disposal system and filter tap. Two Neff Hide 'n' Slide ovens and warming drawer. 5 ring Neff induction hob with extractor over. Integrated Bosch dishwasher. Tamber unit for small appliances. Space for full height fridge and full height freezer. Electric opening integral bin. Inset ceiling lights plus two pendant ceiling lights over the island. Under cupboard lights. Window with integral blinds to garden aspect. Dining and family area: Window to side aspect. Bi-fold doors with integral blinds to garden. Wired ready for a projector and electric screen over pocket doors to sitting room. Electric Velux windows across the kitchen dining area.

Utility Area

Sectioned off into three workable areas with electric Velux window to the boot area and glazed door with integral blinds leading to the garden. Internal door to garage.

Laundry

Range of wall and base level units with Calacatta quartz worktop matching the kitchen. Composite sink. Tower unit with pull out shelf and space for a stacked washing machine and a tumble dryer. Built in storage cupboard. Hanging rail. Inset ceiling lights. Extractor fan.

Shower

Pocket door to Multipanel shower room. Vanity wash hand basin. Roper Rhodes toilet. Walk in shower unit with Aqualisa drench head and hand held shower. Two 'dual fuel' heated towel rails. Vaulted ceiling. Inset ceiling lights. Obscure window to side aspect.

Boot

Butler sink. Built in bench seat with boot storage.

First Floor

Staircase with Amtico steps, oak hand rail and spindles leading to first floor landing.

Landing

Large walk-in shelved and lit storage cupboard. Airing cupboard with electric heater and hanging rail. Access to truss loft with pull down ladder. Inset ceiling lights. Dimmable picture wall light. Doors to:

Master Bedroom

Wall to wall built in wardrobes with internal motion detector lights. Dimmable wall lights. Over stairs cupboard. Radiator. Window with integral blinds to front aspect.

Bedroom Two

Radiator. Window with integral blinds to garden aspect.

Bedroom Three

Radiator. Window with integral blinds to garden aspect.

Bedroom Four

Radiator. Window with integral blinds to front aspect.

Family Bathroom

Comprising of composite vanity unit with inset wash hand basin and rimless toilet. Panel bath with Aqualisa shower over and folding glass shower screen. Ladder style dual fuel radiator. Obscure window with integral blinds to garden aspect.

Garage

Full size garage with electric roller roller door. Houses consumer unit. Viessman 'weather compensation' boiler (App controlled). Hot water tank. Water softener. Underfloor heating manifold. Inset ceiling lights. The garage has been kitted out ready for change of use with plumbing for washing machine, sink, dishwasher and hose tap.

Outside**Front**

Driveway for up to four vehicles. Small planting area. Lawn area. Side access.

Rear Garden

Large patio area with purpose built ramps leading to lawn area. Plant borders. Side access with PIR lighting. Three storage sheds. Dog shower. Outside tap. Outside electrical sockets.











