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The Nook, Cottered, Buntingford, SG9 9PS

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Price £855,000

Set in the heart of this sought after Village this attractive Detached period property has undergone complete refurbishment and is situated well back from the road in a pleasant and peaceful rural location.

What3words ///credit.sifts.proclaims

*** 4 BEDROOMS * SITTING ROOM * DINING ROOM * STUDY/PLAYROOM**

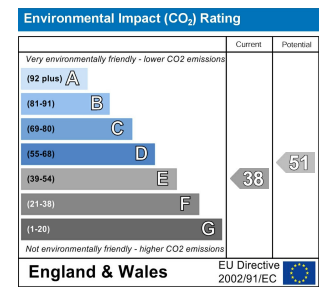
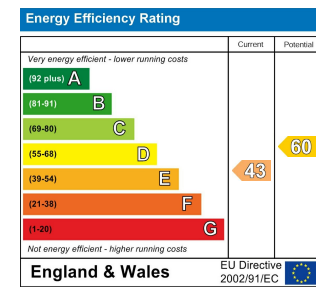
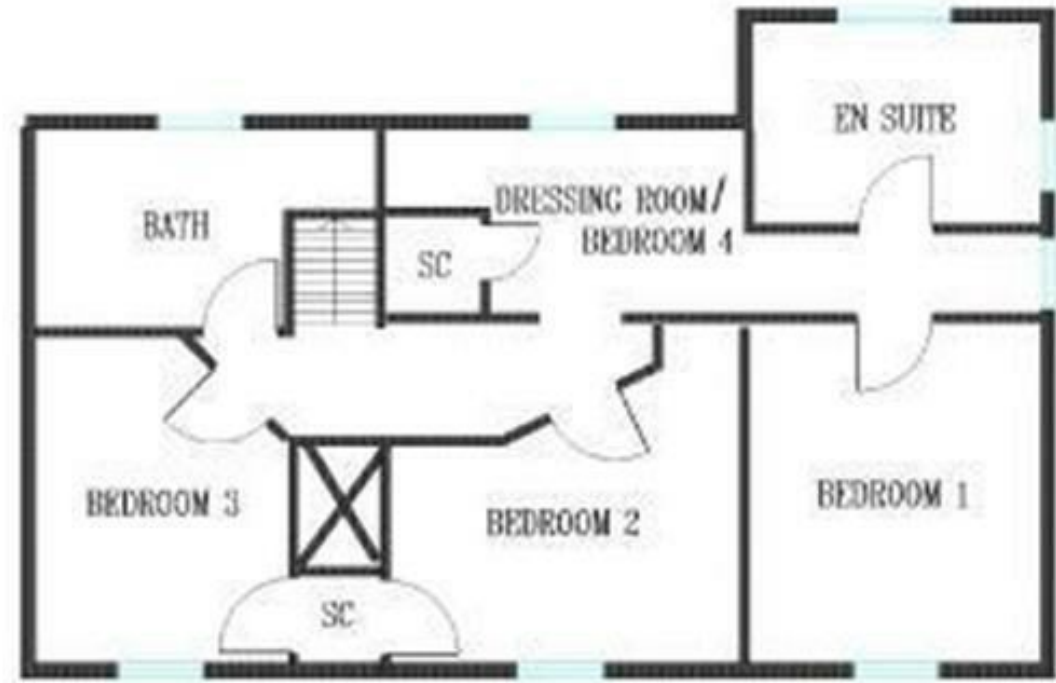
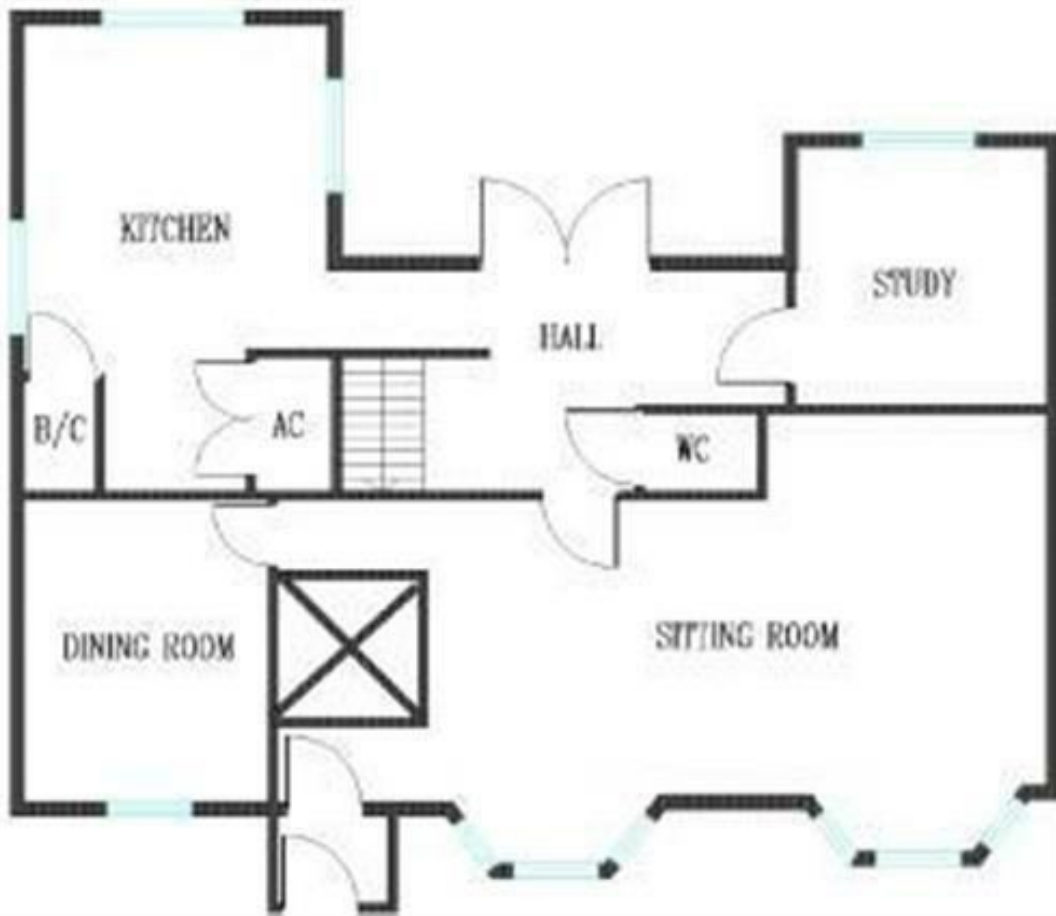
*** RE-FITTED KITCHEN * DOWNSTAIRS WC * LUXURY BATHROOM & EN-SUITE**

*** OIL FIRED CENTRAL HEATING * uPVC D/GLAZED * 100ft REAR GARDEN**

*** AMPLE OFF STREET PARKING**

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ROOM

GROUND FLOOR

ENTRANCE

Solid timber front door. Pair of carriage lamps flank front door.

ENTRANCE PORCH

Tiled floor. Window to side. Door to:

SITTING ROOM

21'8" x 11'10" < 14'4" (21'8" x 11'10" < 14'4")
Inglenook fireplace with log burning stove inset, oak flooring, dual bay windows to front aspect, 2 feature radiators, exposed beams, tv point, recessed downlights and wall lights. Door to:

DINING ROOM

11'0" x 8'7" (11'0" x 8'7")
Window to front aspect, feature fireplace, oak flooring, radiator.

REAR HALLWAY

Tiled floor, radiator, wall light points, Turning stairs to first floor. French doors to rear garden. Door to:

CLOAKROOM

Comprising low level wc, wash hand basin, tiled floor, extractor fan.

KITCHEN BREAKFAST ROOM

17'2" x 10'9" > 8'0" (17'2" x 10'9" > 8'0")
Re-fitted with a matching range of cream wall and base units with solid oak work surfaces, butler style sink with mixer tap, integrated washing machine, integrated dishwasher, integrated fridge freezer, tiled floor, radiator, exposed beams, recessed down lights, windows to side and rear aspects, cupboard housing domestic boiler, meter cupboard also housing megaflo hot water system.

STUDY / PLAYROOM

9'3" x 8'6" (9'3" x 8'6")
Window to rear aspect, oak flooring, radiator, recessed down lights.

LANDING

Fitted carpet, exposed beams (restricted headroom to certain areas).

MASTER BEDROOM

11'6" x 11'2" (11'6" x 11'2")
Window to front aspect, feature fireplace, fitted carpet, radiator.

EN SUITE BATHROOM

Luxury suite comprising roll top bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, tiled walls, tiled floor, radiator, obscure glazed windows to side and rear.

DRESSING ROOM / BEDROOM FOUR

8'0" x 9'5" x 7'4" (8'0" x 9'5" x 7'4")
Window to rear aspect, fitted carpet, radiator, storage cupboard. This room could additionally be used as a fourth bedroom, ideally a cot room for a small child.

BEDROOM TWO

11'7" x 7'8" < 12'5" (11'7" x 7'8" < 12'5")
Window to front aspect, fitted carpet, radiator, storage cupboard (shared access with bed 3).

BEDROOM THREE

12'4" x 9'5" (12'4" x 9'5")
Window to front aspect, fitted carpet, radiator, storage cupboard (shared access with bed 2).

FAMILY BATHROOM

Luxury suite comprising roll top bath with mixer tap and shower attachment, wash hand basin, low level wc, shower cubicle with wall mounted power shower, tiled walls, tiled floor, radiator, obscure glazed window to rear.

OUTSIDE


FRONT GARDEN

Gated entrance leads to impressive shingle driveway with off street parking for several vehicles, attractive lawn with shrub borders.

REAR GARDEN

Approx 100ft: Very good sized block paved patio area with steps down to lawn, timber shed, outside water tap, outside lighting, side pedestrian access.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







