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2 Impleton Grove, Buntingford, SG9 9UN

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Asking Price £675,000

Unique opportunity to acquire this nearly new, detached bungalow with three double bedrooms, two en suites and family bathroom on a large corner plot. The property set at the end of a cul de sac location boasts an extensive driveway and larger than average detached double garage. Available with no upward chain.

- Three double bedrooms.
- Large dual aspect lounge with patio doors to garden.
- Large corner plot with generous Rear Garden, set at end of cul de sac.
- Offered with no upward chain.
- Fibre optic broadband.
- Two en suite shower rooms plus separate family bathroom with built in vanity units.
- Well specified kitchen with gloss white units, including all white goods, plus separate utility room,
- Large detached double garage with remote twin power lift doors and privacy door.
- New carpets and internal redecoration.
- Alarm system.



Ba: Bathroom En: En-suite D/R: Dressing Room

Ground floor

Lounge	5.88m x 4.05m*	19'3" x 13'3"*
Kitchen	4.59m x 3.24m	15' x 10'7"
Utility	1.83m x 1.24m	5'11" x 4'
Bedroom 1	4.50m x 3.52m	14'9" x 11'6"
Dressing Room plus en-suite	1.29m x 1.24m	4'2" x 4'
Bedroom 2 plus en-suite	4.17m x 3.26m	13'8" x 10'8"
Bedroom 3	3.22m x 2.91m	10'6" x 9'6"
Bathroom		

* maximum dimension as shown on the layout plan

Ground Floor

Entrance

Tiled apex roofed storm porch. Flanked by twin PIR carriage lamps. Composite front door with glazed insert.

Entrance Hall

Doors to all bedrooms, family bathroom, airing cupboard, lounge and kitchen. Loft access with light.

Master Bedroom

uPVC window to front. Radiator. Large walk in wardrobe. Door to en suite.

En Suite Shower

uPVC window to side. Large walk in shower cubicle with power shower. Low level WC with centre flush. Fully tiled. Extractor fan. Chrome ladder style towel rail.

Family Bathroom

uPVC window to front. Panel bath with glazed shower screen, thermostatic mixer tap and shower. Low level WC with centre flush. Pedestal wash hand basin. Chrome ladder style towel rail. Extensive tiling.

Bedroom Two

uPVC French Doors to rear. Radiator. Door to en suite.

En Suite Shower

Walk in shower cubicle with power shower. Low level WC with centre flush. Fully tiled. Extractor fan. Chrome ladder style towel rail.

Bedroom Three

uPVC window to front. Radiator.

Kitchen

Dual aspect with uPVC window to rear and half glazed uPVC door to side. Range of eye, base and full height gloss white units. Inset stainless steel one and half bowl sink. Inset five ring gas hob with extractor over and oven below. Built in dishwasher and fridge freezer. Ceramic tiled floor. Radiator. Glazed door to utility room.

Utility

uPVC window to rear. Gloss white eye and base units. Space and plumbing for washing machine (machine included). Inset stainless steel sink.

Lounge

Dual aspect with uPVC French doors flanked with matching windows to rear and uPVC window to side. Two radiators. Media & Data port.

Outside

Front Garden

Lawns and mature shrubbs. Large driveway with ample parking for up to six cars.

Detached Double Garage

Remote twin power lift doors to front. Half glazed uPVC privacy door to side. Large loft space. Power and light.

Rear Garden


Large area laid to lawn. Area laid to wood chippings suitable for garden shed. Large rear sun terrace. Gated side access. Twin outdoor power sockets. Outside tap. Carriage lamps with PIR.

Agents Note

Service charge for the general maintenance of the estate is £244 p.a.

Construction Brick, block and tile. Utilities: Electricity EON, Water Infinity, Gas EON, Mains sewage, Gas central heating. Fibre optic broadband. Loft not boarded has light. Boiler located in utility room last services 2024.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(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.





