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2 Kings Close, Puckeridge, Herts, SG11 1FG

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Price £655,000

BRAND NEW semi-detached house built by GPS Estates Ltd and benefitting from a ten year Build-Zone Insurance policy. Forming part of an exclusive development of just 7 homes at 'Kings Close' on the northern edge of Puckeridge village, Plot 2 is a superbly presented three storey 4 bedroom home complemented by a wide blocked paved driveway with parking for several cars and a large detached single garage. Luxurious fixtures and fittings throughout and fantastic attention to detail.

- New build! Located on private development of just seven new homes
- Built in appliances including NEFF oven, grill and hob
- Detached oversized garage with electrically operated door and driveway. Spur for EV charging point.
- Quality flooring included throughout
- Westerly landscaped rear garden with patio area
- Four double bedrooms
- Three quality fitting bathroom/shower rooms
- Spacious open plan kitchen/dining room with patio doors onto garden
- Under floor heating to the ground floor accommodation
- Turn - Key. No upward chain.

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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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.

Agents Note

A non-refundable £3,000 deposit is required to reserve this property; this will be deducted from the overall agreed sale price and is strictly on the basis of a 6 week exchange deadline, starting from when the legal contract has been received by your solicitor.

Some photo's have been home staged with CGI.

Entrance

Entrance Hall

16'1"

Front door with privacy window. Window to front aspect. A spacious hallway with staircase to first floor with glass balustrade. Under stairs storage cupboard with sensor light, houses underfloor heating controls, fuse control board and alarm panel. Doors to:

Cloakroom

Modern contemporary white suite comprising vanity unit wash hand basin and low level flush w/c,. Chrome heated towel rail. Extractor fan. Illuminated fitted mirror.

Lounge

18'0" x 12'4"

Bay window to front aspect. Radiator.

Kitchen / Diner

20'0" x 13'3" (narrowing to 12'4")

A stylishly fitted open-plan kitchen with integrated appliances and large patio doors opening to garden from dining area. Range of soft-closing fitted wall, base and drawer units with quality stone work surfaces and breakfast bar peninsular incorporating induction hob. Built-in eye-level 'Neff' double ovens, integrated "Caple" dishwasher, washing machine, full height fridge and freezer. Window to rear aspect.

First Floor

Landing

Stairs to second floor with contemporary glass balustrades. Radiator. Cupboard housing hot water cylinder and heating controls. Window to front aspect.

Bedroom Two

12'11" x 11'8" (narrowing to 8'7")

Window to front aspect. Radiator. Door to:

En-Suite Shower Room

Contemporary white suite comprising of low level flush w/c and vanity unit wash hand basin. Corner glazed shower cubicle. Complementary tiled floor and walls. Illuminated fitted mirror. Extractor fan. Chrome heated towel rail.

Bedroom Three

12'4" x 11'1"

Window to rear aspect. Radiator.

Bedroom Four

9'3" (+ door recess) x 8'5"

Window to rear aspect. Radiator.

Family Bathroom

Contemporary white suite comprising bath with shower above and glazed shower screen, Low level flush w/c and vanity unit wash hand basin. Obscure window to side aspect. Complementary tiled floor and walls. Chrome heated towel rail. Extractor fan.

Second Floor

Landing

Radiator. Door to:

Master Bedroom

16'4" (reducing to 12'4") x 14'7"

Three Velux windows. Eaves storage. Radiator. Door to:

En-Suite Shower Room

Contemporary luxury shower room with large walk-in shower. Low level flush w/c and vanity unit hand basin. Skylight window. Chrome heated towel rail.

Outside

Front

Laid to lawn and low maintenance border.

Large Driveway

A wide block paved driveway provides off-street parking for several vehicles. Spur for electric car charging point.

Large Detached Single Garage

20'8" x 11'9"

lectically operated up and over door. Power and light connected. Eaves storage space. Personal access door from garden.

Enclosed Rear Garden

Extensive porcelain paved patio area and lawn area. Enclosed by panelled fencing with lockable side access gate. Outside water tap and lighting.

Agents Note

There is underfloor heating to the ground floor accommodation and radiators to the first floor, powered by an 'Ecodan' air source heat pump unit.

There is a 10 year structural build warranty with 'Build-Zone' insurance.

There is an Estate Charge of £275 per annum for each property towards the upkeep and maintenance of the communal areas within the development.

Each property is fitted with a security alarm system.

Broadband - fibre

Timber frame construction

Loft unboarded. No ladder

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