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3 Kings Close, Puckeridge, Herts, SG11 1FG


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Price £685,000

BRAND NEW 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 7 is a superbly presented 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.

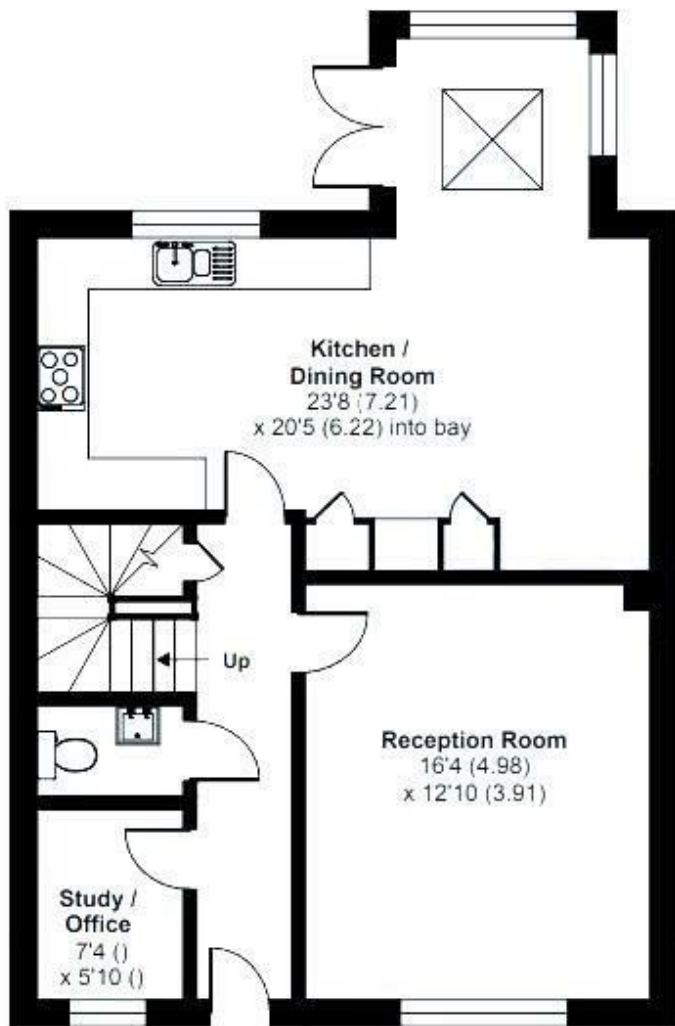
- New build! Located on private development of just seven new homes
- Two quality fitting bathroom / shower rooms
- Built in appliances including NEFF oven, grill and hob
- Quality flooring included throughout
- Landscaped rear garden with patio area
- Four double bedrooms
- Spacious open plan kitchen/dining room with patio doors onto garden
- Detached oversized garage with electrically operated door and driveway. Spur for EV charging point.
- 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	

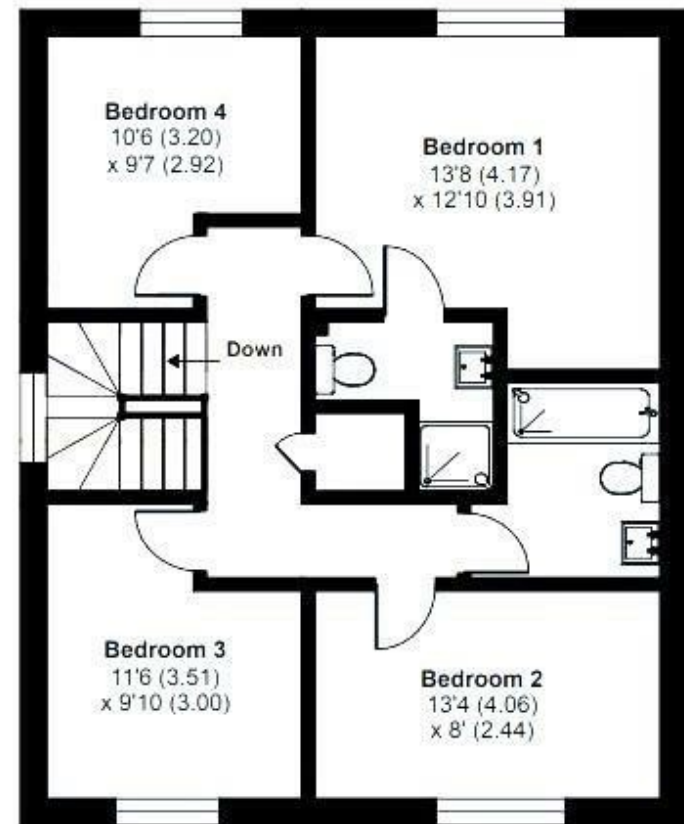
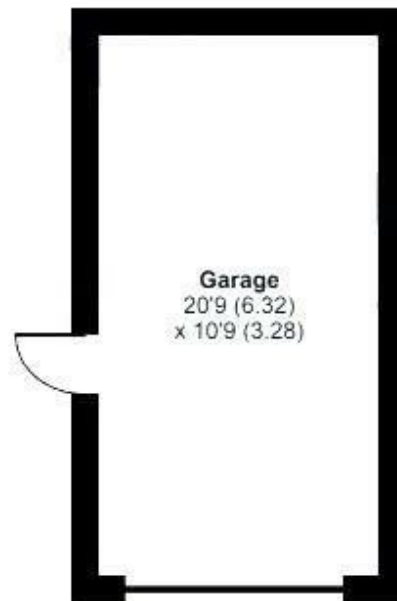
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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GROUND FLOOR- 750 sq ft / 69.6 sq m



FIRST FLOOR- 693 sq ft / 64.3 sq m

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

18'3"
Front door with privacy window. A spacious hallway with turning staircase to first floor with glass balustrade. Under stairs storage cupboard with sensor light, houses underfloor heating controls, alarm panel and fuse board. 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.

Study

7'4" x 5'10"
Window to front aspect. Radiator.

Lounge

16'4" x 12'9"
Window to front aspect. Radiator.

Kitchen / Diner

23'5" x 12'4" (reducing to 10'5" in dining area)
A stylishly fitted open-plan kitchen with integrated appliances and an excellent range of fitted wall, base and drawer units with quality stone work surfaces incorporating induction hob with extractor canopy above. Built-in eye-level 'Neff' double oven and grill, integrated dishwasher and washing machine. Integrated fridge and freezer. Window and patio doors to rear garden. Double glazed skylight window in lounge 'snug' area.

First Floor

Landing

Window to side on half landing. Radiator. Access hatch to loft.

Master Bedroom

13'8" x 12'9" (reducing to 10'5")
Window to rear aspect. Radiator.

En Suite Shower Room

Contemporary luxury large shower with glazed sliding doors. Low level flush w/c and vanity unit hand basin. Chrome heated towel rail.

Bedroom Two

13'4" x 8'0"
Window to front aspect. Radiator.

Bedroom Three

11'6" x 9'10"
Window to front aspect. Radiator.

Bedroom Four

10'5" x 9'6"
Window to rear aspect. Radiator.

Bathroom

7'6" x 6'0" + door recess
Contemporary white suite comprising bath with shower above and glazed screen, Low level flush w/c and vanity unit wash hand basin. Obscure window. Illuminated fitted mirror. Complementary tiled floor and walls. Chrome heated towel rail.

Outside

Front

Laid to lawn and low maintenance border.

Large Driveway

Large block paved driveway with parking space for several cars. Side access gate to rear garden. Spur for electric car charging point.

Large Detached Single Garage

20'8" x 11'1"
Electrically 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

Construction - timber framed





