



HUNTERS[®]
HERE TO GET *you* THERE

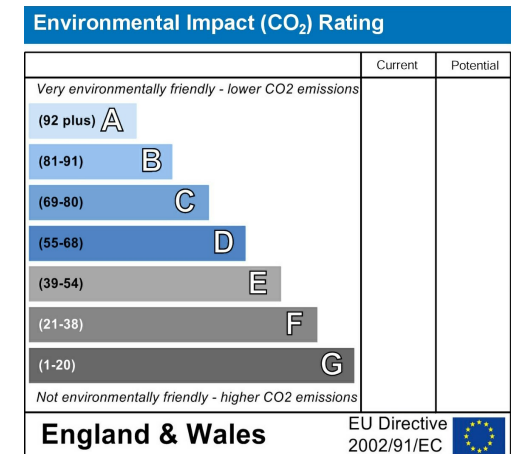
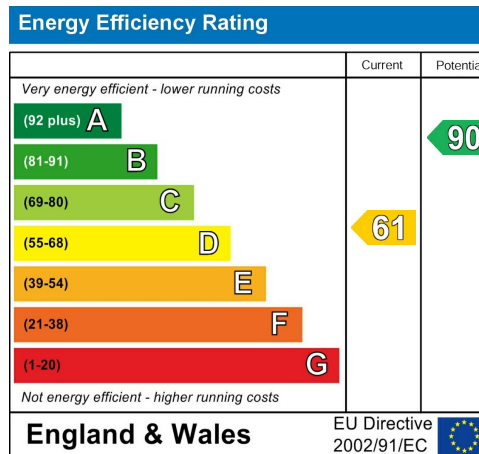
Farthing Giffords Lane, Haultwick, SG11 1JE

Farthing Giffords Lane, Haultwick, SG11 1JE

Asking Price £800,000

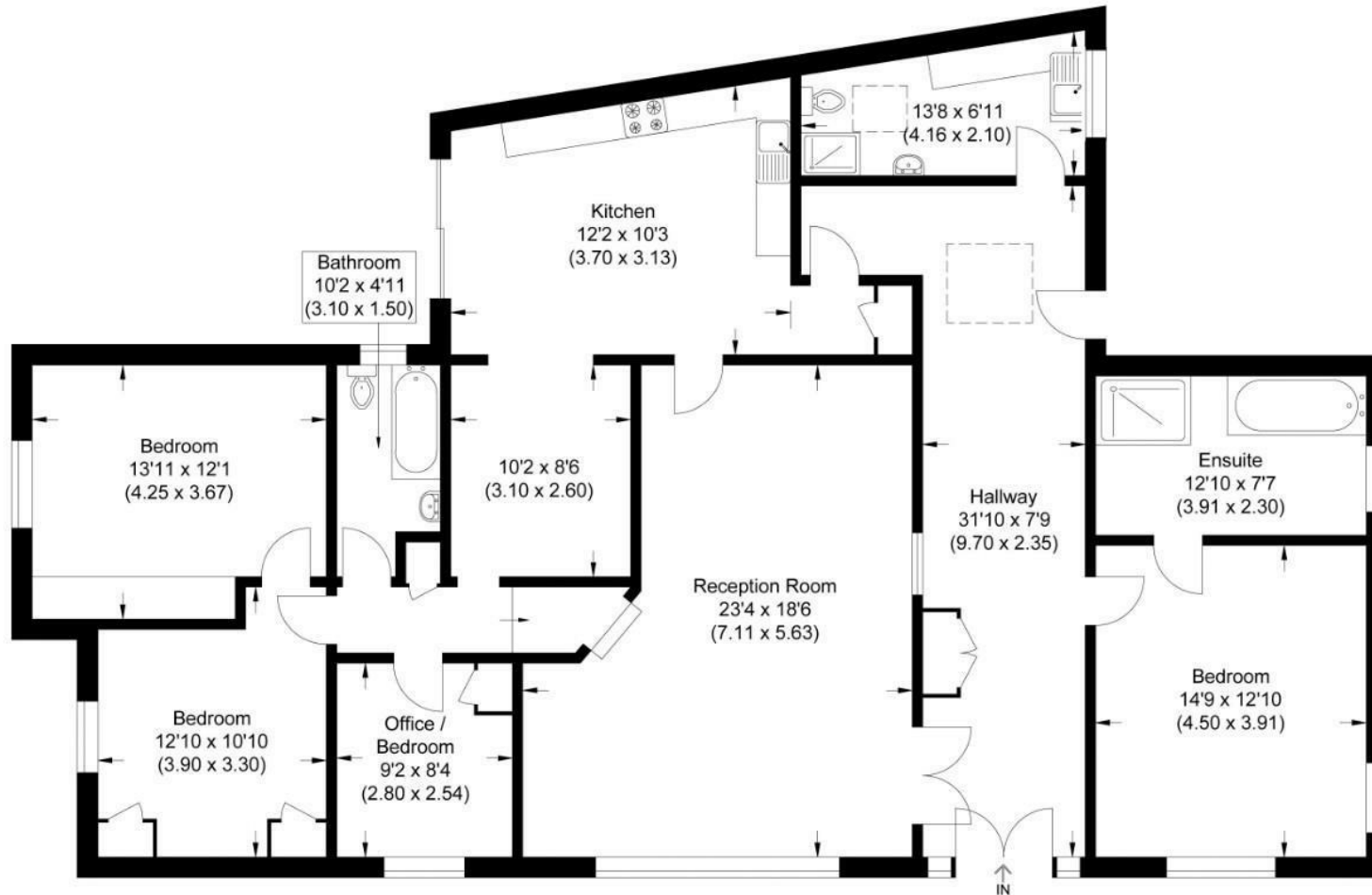
Set elevated from the road in this highly sought after hamlet. This detached four bedroom bungalow offers versatile accommodation. With large living room, kitchen breakfast room, en suite to master, further family bathroom and combined utility/cloak/shower room. Outside boasts large parking area giving access to detached double garage. The gardens which wrap around the property offer formal lawns with mature shrubs and flower beds as well as a hard landscaped private area for laundry and al fresco breakfasts.

- Detached family bungalow.
- Large living room with feature working fireplace.
- Good sized kitchen breakfast room.
- Large drive offering ample parking.
- Separate side garden offering private seating area.
- Four bedrooms. En Suite. Family Bathroom and utility/cloak/shower room.
- Imposing large entrance hall.
- Detached double garage with power lift door.
- Impressive front and rear gardens.
- View to appreciate the versatility of this property.



Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391
 buntingford@hunters.com | www.hunters.com

Approximate Gross Internal Area
168 sq m / 1802 sq ft



Ground Floor

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

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.

Entrance

Twin composite doors with inset glazed panels. Carriage lamp to side.

Entrance Hall

31'10 x 7'9

Large cloak cupboard. Parquet flooring. Two Radiators. Composite door with glazed panels to rear garden. Doors to living room, bedroom one, utility/cloak/shower room and kitchen breakfast room.

Living Room

23'4 x 18'6

Spacious room with large uPVC picture window to front. Two radiators. Feature brick fireplace with working fire. Two glazed internal windows to spread available light. Door to kitchen breakfast room.

Kitchen

12'2 x 10'3

uPVC door to side and uPVC window to side. Radiator. Vinyl flooring. Island unit. Range of eye and base level units with inset one and a half bowl thermoplastic sink. Inset four ring hob with extractor over. Eye level double oven. Space and plumbing for dishwasher. Space for fridge freezer. Tiled splash backs. Inset ceiling lights. Opens through to Breakfast Room.

Breakfast Room

10'2 x 8'6

Through from Kitchen. Door to rear hall.

Bedroom One

14'9 x 12'10

Dual aspect room with uPVC windows to front and side. Radiator. Door to en suite.

En Suite Shower Room

12'10 x 7'7

uPVC window to side. Chrome ladder style towel rail. Large vanity unit with inset ceramic wash hand basin and low level WC with hidden cistern. Large double width walk in shower with drench head and separate handset. Vinyl flooring.

Utility Room / Cloak / Shower Room

13'8 x 6'11

uPVC window to side. Range of units. Space and plumbing for two washing machines. Space for tumble dryer. Low level WC with centre flush. Wall hung ceramic wash hand basin. Shower cubicle. Chrome ladder style towel rail. Extensive tiling. Tiled flooring.

Rear Hall

Doors to remaining bedrooms and family bathroom. Airing cupboard.

Family Bathroom

10'2 x 4'11

uPVC window to rear. Panel Air Bath. Pedestal wash hand basin. Low level WC with centre flush. Chrome ladder style towel rail. Extensive tiling. Vinyl floor.

Bedroom Two

13'11 x 12'1

uPVC window to side. Radiator.

Bedroom Three

12'10 x 10'10

uPVC window to side. Radiator. Extensive range of built in bedroom furniture.

Bedroom Four

9'2 x 8'4

uPVC window to front. Radiator. Boiler cupboard housing oil fired boiler. Room currently used as study.

Outside**Front Garden**

Large expanse of lawn with mature shrubs and period style street lamp. Large drive with ample parking for a large family, leading to double garage.

Large Garage

Large garage with power lift up and over door. Power and light. Privacy door to side. Twin oil tanks.

Rear Garden

Large area laid to lawn. Outside tap. Twin gates to front. Large patio. Mature shrubs and flower beds. Ornamental pond. Large apex roof garden shed.

Side Garden

Hard landscaped. Pent roofed shed. Ideal for secluded breakfasts or just drying your laundry.

Agents Note

Oil fired central heating. Mains water. Mains drainage.







