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21 Darton Way, Buntingford, SG9 9UY

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## Asking Price £575,000

Welcome to this beautifully styled large 1,175 sqft L-shaped three bedroom detached home with garage. Less than 2 years old, this stunning new build sits in the serene picturesque development Darton Way in Buntingford. Boasting flexible downstairs accommodation with two reception rooms, a study and a large kitchen/breakfast. The property also benefits from an exceptionally spacious first floor with three very large bedrooms and two bathrooms. The property's secluded rear garden offers a peaceful retreat, while the garage and parking ensure convenience and practicality.

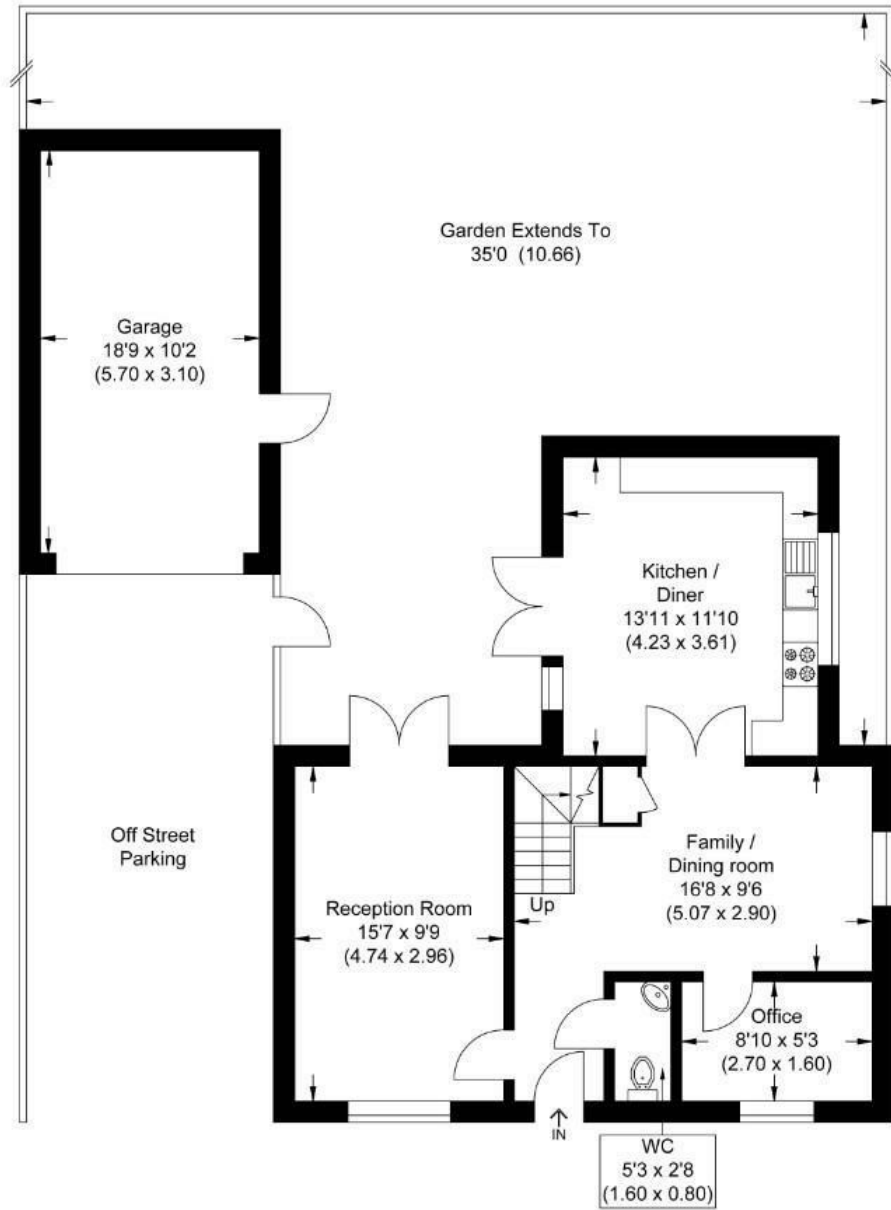
With its spacious interior, ample parking, and contemporary design, this property on Darton Way is a rare find that promises a comfortable and stylish lifestyle for its future owners.

- A very light and airy feel to the property due to many of the rooms being dual aspect
- Flexible ground floor accommodation with separate lounge and second reception room
- Excellent kitchen/breakfast room with double doors opening on to the patio area
- Very large bedrooms and large galleried landing
- Garage with drive offering parking for two cars plus additional allocated parking adjacent
- Good size dual aspect lounge leading to the garden
- Separate study
- En suite to master bedroom, family bathroom and the convenience of a ground floor cloakroom
- Less than two years old on a prime spot on the new development
- Lovely rear garden that is very secluded

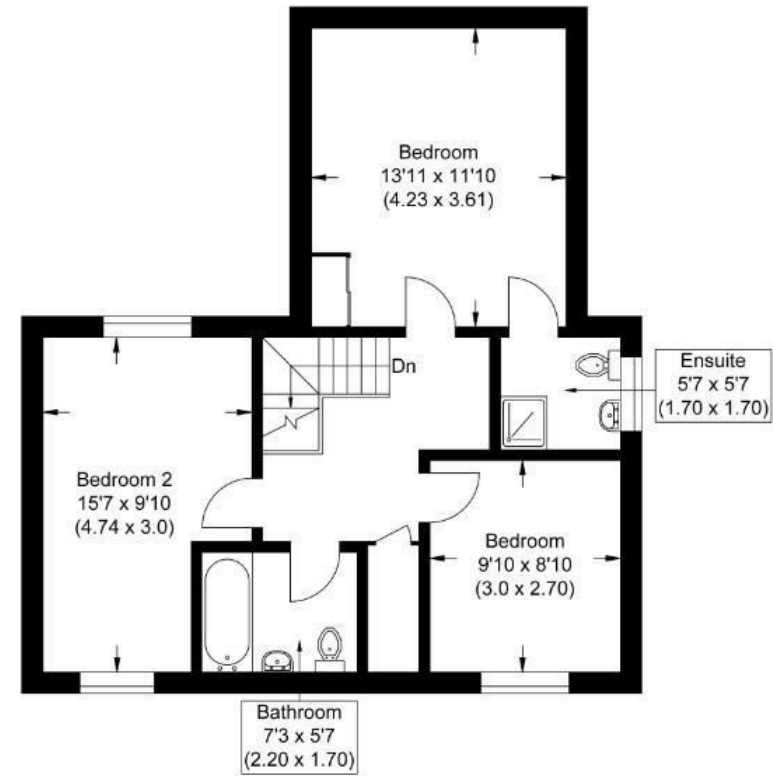
Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391  
buntingford@hunters.com | www.hunters.com







Ground Floor



First Floor

Approximate Gross Internal Area  
 109.17 sq m / 1175.09 sq ft  
 (Excludes Garage)  
 Garage Area 17.67 sq m / 190.19 sq ft

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





## Hall

Inset door matt. Hall opens out into family /dining room. Door to:

## Cloakroom

Suite comprising of low flush w/c, pedestal wash hand basin with tiled splashback. Radiator. Window to front. RCD panel. Tiled flooring.

## Family Room/Dining Room

16'8" x 9'6"

Stairs to first floor. Window to side. Double radiator. Large cupboard under the stairs. Doors to:

## Study

8'10" x 5'3"

Window to front aspect. Double radiator.

## Lounge

15'7" x 9'9"

Window to front aspect. Double doors with half height windows to either side open onto the rear patio. Two double radiators.

## Kitchen/Breakfast Room

13'11" x 11'10"

Excellent range of white gloss fronted wall and base level units with under unit lighting. Attractive light grey work surfaces including matching splashback. Single drainer, double basin sink unit with mixer tap over. Built in double oven, gas hob, fridge/freezer and dishwasher. Window to side and double doors open onto the patio. Double radiator. Ceiling down lights. One of the kitchen units houses the gas fired boiler supplying the hot water and central heating.

## Spacious Galleried Landing

Access to loft. Radiator. Large airing cupboard housing the hot water tank.

## Bedroom One

13'11" x 11'10"

Fitted double wardrobe. Window to side aspect. Door to:

## En Suite Shower Room

Suite comprising of shower cubicle with drench head and hand held shower. Low flush w/c. and pedestal wash hand basin. Heated towel rail. Electric shaver point. Half height tiling to walls. Tiled floor.

## Bedroom Two

15'7" x 9'10"

Dual aspect with windows to front and rear aspect. Double radiator.

## Bedroom Three

9'10" x 8'10"

Window to front aspect Radiator.

## Family Bathroom

7'3" x 5'7"

Suite comprising of panelled bath with mixer taps and shower attachment. Concealed cistern to w/c. Vanity wash hand basin. Full tiling to bath surround and half height to the remaining walls. Heated towel rail. Electric shaver point. Tiled flooring.

## Outside

### Front

Path to front door with attractive flower borders to either side. Drive provides parking for two cars and leads up to the garage. Gate to garden.

### Garage

18'9" x 10'2"

Electrically operated up and over door. Vaulted roof. Light and power. Door to side.

### Rear

Patio area by the house leading to lawn area making a really nice entertaining area which is accessed from both the Kitchen and the lounge. Rear garden is laid to lawn and fenced where required. Because of the way the property is positioned it is not really overlooked (please see photographs).

## Agents Note

Service charge £256 p.a.

