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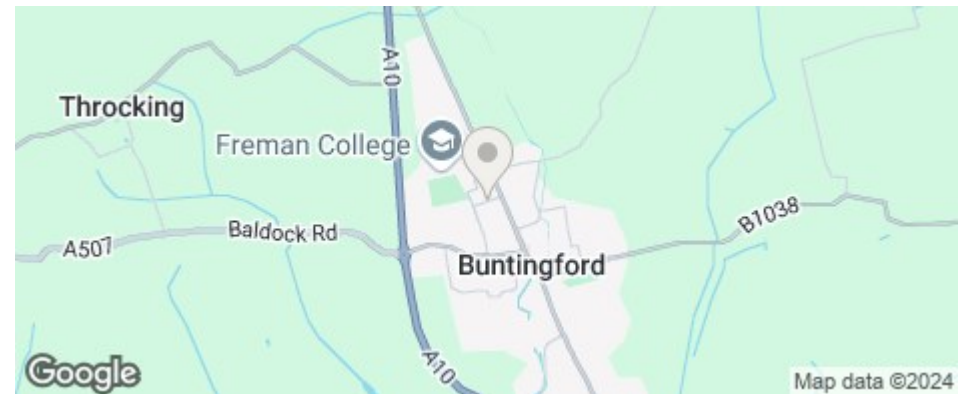
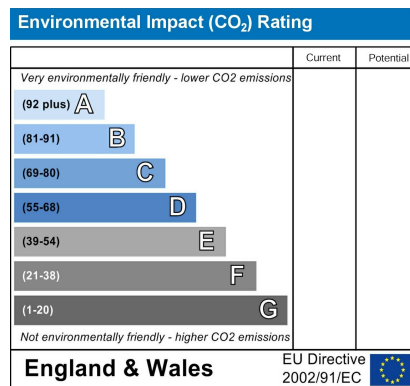
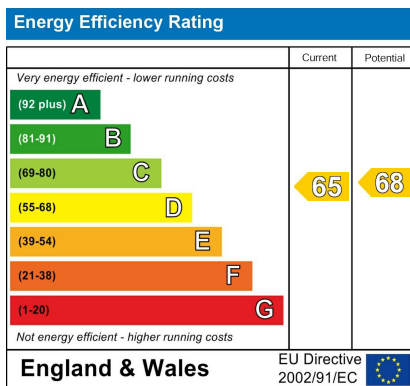
9 Norfolk Road, Buntingford, SG9 9AN

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## Asking Price £375,000

Beautifully presented two bedroom spacious Victorian cottage situated within walking distance to Buntingford's High Street. The current owners have elevated the house with their impeccable interior design style throughout. A must view!

- Stylish sitting room with feature fireplace.
- Refitted bathroom with power shower over bath.
- Master bedroom and further double bedroom.
- EPC Band D
- Large block built (weather board finish) garden shed.
- 24' refitted kitchen / dining room with open fireplace with multi fuel burner.
- Master bedroom and further double bedroom with en-suite w/c
- Boarded and insulated loft with twin velux roof lights.
- Large South facing sun terrace.
- South facing rear garden.

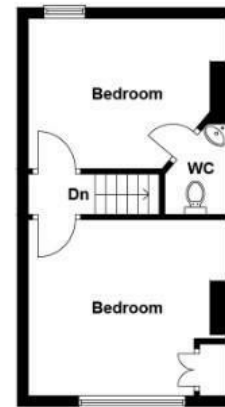


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Ground Floor  
Approx. 41.30 sq. metres  
(444.54 sq. feet)



First Floor  
Approx. 26.10 sq. metres  
(280.93 sq. feet)



Total area: approx. 67.40 sq. metres (725.47 sq. feet)  
(Excluding Shed)

Shed area: 6.0 sq. metres (64.58 sq. feet)  
Total area: 73.40 sq. metres (790.05 sq. feet)

## **GROUND FLOOR**

Oak faced front door with inset glass panel.

### **ENTRANCE**

### **SITTING ROOM**

11'9" x 10'8"

Elegant room with uPVC sash window to front. Radiator. Cast iron feature fireplace with granite hearth. Oak flooring. Door to kitchen dining room.

### **KITCHEN DINING ROOM**

11'0"29'6" x 24'1"

Formal dining area with coving, radiator, oak floor and stairs to first floor. Feature fireplace housing new Aga multi fuel stove. Open through to kitchen.

Range of gloss finish eye and base level units. Stunning composite worktops with matching upstands. Tiled floor. Chrome ladder style radiator. Stainless steel chimney style cooker hood. Inset ceramic one and half bowl sink/drain. Swan neck mono bloc tap. Twin velux roof lights. Open to rear hall.

### **REAR HALL**

Tiled floor. uPVC French doors to rear.

### **FAMILY BATHROOM**

White suite comprising panel bath with power shower over.

Low level WC with centre flush. Vanity unit with ceramic wash hand basin. Chrome ladder style towel rail. Fully tiled. Inset ceiling lights. Velux roof light.

## **FIRST FLOOR**

### **LANDING**

Doors to both bedrooms.

### **MASTER BEDROOM**

11'9" x 10'9"

uPVC window to front. Radiator. Coving. Feature cast iron fireplace. Exposed brickwork to chimney.

### **BEDROOM TWO**

11'9" x 9'1"

uPVC window to rear. Radiator. Coving. Loft access. Loft has twin velux windows to rear and is fully boarded.

### **OUTSIDE**

#### **FRONT GARDEN**

Small front garden with walled boundary. Path to front door.

#### **REAR GARDEN**

Fantastic South facing rear garden. Sun terrace to rear of French doors. Laid mostly to lawn. Mature flower beds. Large block built shed finished with weather boarding.







