



2014



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1 Deacons Place, Buntingford, SG9 9FT

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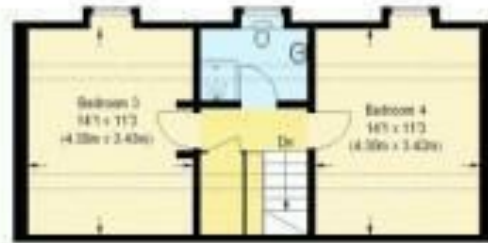
Price £750,000

Positioned in an exclusive development, Deacons Place in Buntingford, this detached house is perfect for large families. Boasting a generous 2,368 sq ft of living space, this property offers ample room for comfortable living and ideal as a forever home.

As you step inside, you are greeted by three inviting reception rooms that offer versatility for various needs. Five spacious bedrooms and three well-appointed shower/bathrooms, a high-quality kitchen, utility area and a secluded garden. Parking space for two vehicles plus a double garage. The gated development ensures security and privacy, giving you peace of mind. Can be offered chain free!

- Exclusive gated development
- 3 bathrooms / showerrooms
- High quality well equipped kitchen plus utility
- Beautiful flow throughout the house
- Oak flooring to ground floor with zoned underfloor heatings
- 5 double bedrooms
- 3 reception rooms
- Double garage plus driveway for 2 vehicles and a visitors bay
- Heavy oak doors throughout
- Secluded garden

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Second Floor



First Floor



Ground Floor

ENTRANCE HALL

Oak Flooring with underfloor heating and inset mat flooring. Solid Oak staircase with carpeted stairs to first floor landing. Understairs storage cupboard housing consumer unit and underfloor heating manifold.

CLOAKROOM

Suite comprising low flush WC with concealed cistern and vanity wash hand basin with stainless steel mixer tap. Partly tiled walls, tiled flooring and extractor fan.

LIVING ROOM/RECEPTION ONE

18'4" x 11'6"

Window to side aspect. Oak flooring with underfloor heating and wall mounted digital thermostat. Feature fireplace with inset log burning stove. Recessed lighting. Double glazed French doors with sidelights leading to rear garden.

RECEPTION TWO

11'3" x 11'1"

Bay window to front aspect. Oak flooring with underfloor heating and wall mounted digital thermostat.

DINING ROOM/RECEPTION THREE

11'3" x 11'0"

Window to front. Oak flooring with underfloor heating and wall mounted digital thermostat. Recessed lighting. Part glazed doors to:

KITCHEN

15'3" x 13'6"

Window to rear & bay window to side aspect. Range of wall and base unit with soft close drawers. Granite work surfaces and under-mounted one & a half bowl stainless steel sink unit. Integrated Neff appliances including fridge/freezer, dishwasher and double oven. Granite splashbacks & recessed lighting. Tiled flooring with underfloor heating & wall mounted

digital thermostat. Island unit with granite worktop incorporating Neff induction hob with extractor hood above and submerged power and USB points. Door to:

UTILITY ROOM

Window & door to rear. Range of wall and base units with granite work surfaces & splashbacks incorporating stainless steel sink unit. Neff washing machine & tumble dryer. Wall mounted digital thermostat. Tiled flooring. Cupboard housing boiler (Vitodens 100) and further cupboard housing hot water cylinder.

FIRST FLOOR LANDING

Two windows to front aspect. Radiator and digital thermostat. Airing cupboard. Carpeted flooring. Stairs rising to second floor landing. Solid oak doors to all first floor rooms.

BEDROOM ONE

15'0" x 11'1"

Window to front. Recessed lighting. Carpeted flooring. Radiator. Door to:

ENSUITE SHOWER ROOM

Window to rear with obscure glass. Suite comprising walk-in shower cubicle with wall mounted thermostatically controlled shower, vanity wash hand basin with stainless steel mixer tap & low flush WC with concealed cistern. Wall mounted heated towel rail. Tiled walls and flooring. Recessed lighting. Extractor fan.

BEDROOM FOUR

12'5" x 11'1"

Window to rear. Radiator. Carpeted flooring.

BEDROOM FIVE

11'1" x 8'8"

Two windows to front aspect. Carpeted flooring. Radiator.

FAMILY BATHROOM

Window to rear with obscure glass. Suite comprising panel enclosed bath with wall mounted controls, vanity wash hand basin with stainless steel mixer tap, low flush WC with concealed cistern and walk-in shower cubicle with wall mounted thermostatic controls. Two wall mounted towel rail. Tiled flooring, tiled walls & extractor fan.

SECOND FLOOR LANDING

Accessed via carpeted stairs from first floor landing. Built-in cupboard. Access to loft area. Fitted carpet. Doors to all second floor rooms.

BEDROOM TWO

15'3" x 11'1"

Window to rear. Radiator. Eaves storage. Carpeted flooring.

BEDROOM THREE

15'3" x 11'1"

Window to rear and double glazed porthole window to side. Eaves storage. Carpeted flooring.

SHOWER ROOM

Window to rear with obscure glass. Suite comprising walk-shower cubicle with thermostatic controls, low flush WC with concealed cistern and vanity wash hand basin with stainless steel mixer tap. Wall mounted heated towel rail. Tiled flooring and part tiled walls. Extractor fan.

OUTSIDE

FRONT

Mature shrubs to front.

DOUBLE GARAGE

Electric up and over door. Privacy door to side.

DOUBLE DRIVEWAY

GARDEN

Secluded garden with patio and lawn. Mature shrubs and trees provide privacy.

AGENTS NOTES

- * Electricity supplier EON
- * Water supplier Affinity
- * Gas supplier EON
- * Broadband Supplier TalkTalk fibre delivers 60-70mbps download, 15-20mbps upload
- * Private road owned by residents with mutual right of access
- * Loft fully boarded
- * Boiler last serviced May 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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.

