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31 Clements Close, Puckeridge, Herts, SG11 1DE



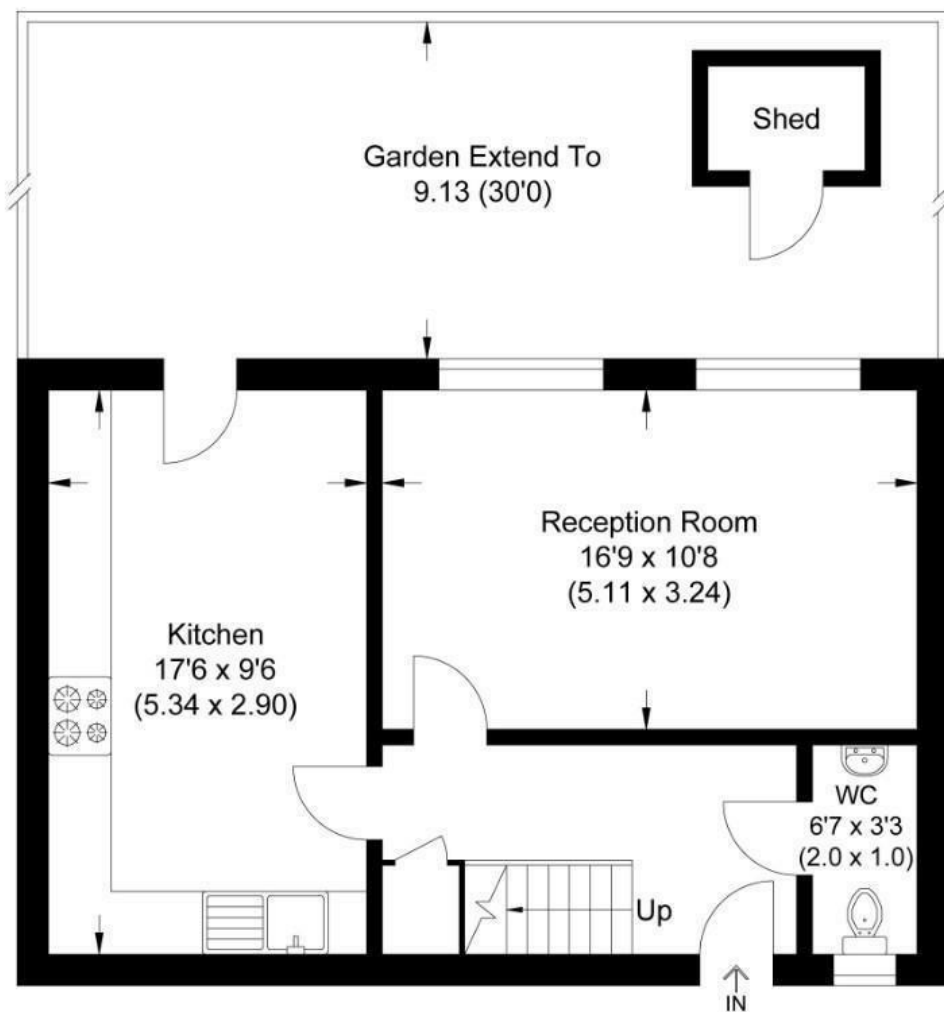
# 31 Clements Close, Puckeridge, Herts, SG11 1DE

## Offers In Excess Of £450,000

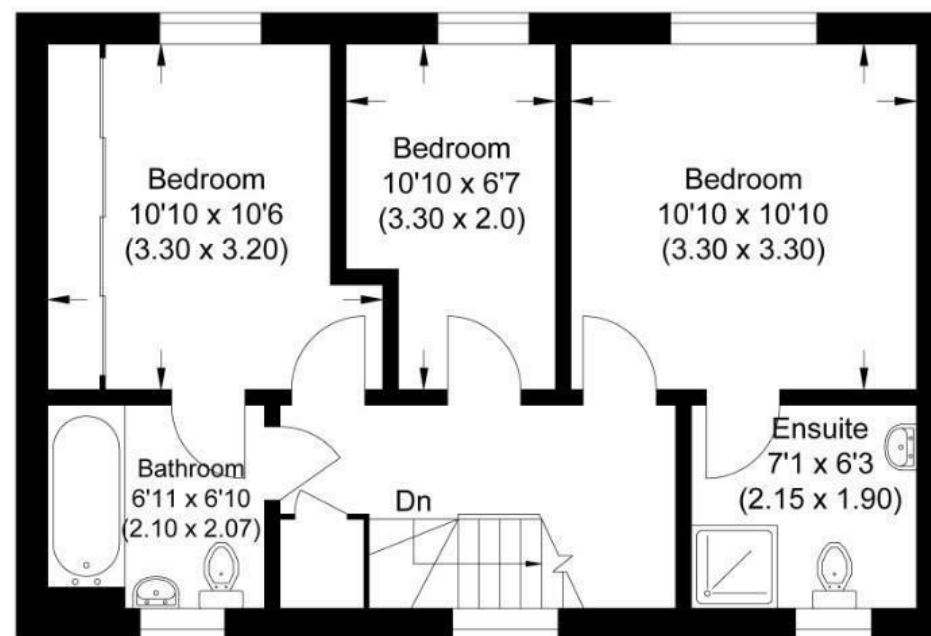
Set within the sought after village of Puckeridge, this house offers a fantastic opportunity for those seeking a beautifully styled home with modern conveniences. This property boasts impressive kerb appeal, inviting you into a residence that has been thoughtfully re-modelled to create a seamless flow throughout. The heart of the home is undoubtedly the new kitchen, installed in 2021, which combines contemporary design with functionality, making it perfect for both everyday living and entertaining guests. The immaculate condition of the property ensures that it is ready for you to move in and un-pack at ease. In addition to its aesthetic appeal, this home provides practical features such as two dedicated parking bays, complete with an electric vehicle charging point, catering to the needs of modern living.

- Picture perfect with kerb appeal
- Bright and inviting lounge
- Downstairs w/c
- Three bedrooms
- Two parking bays and EV point
- Re-modelled ground floor
- Newly installed kitchen / dining room
- Galleried landing
- En-suite to bedroom one
- Alarm and CCTV

Approximate Gross Internal Area  
89.48 sq m / 963.15 sq ft  
(Excludes Shed)



Ground Floor



First Floor

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

Entrance

Canopy porch. Security lamp. Timber front door. Side access. E.V. charger to side. Outside tap. Outside power.

Entrance Hall

Amtico wood effect flooring. Radiator with cover. Stairs to first floor. Doors to:

W/C

Vanity wash hand basin. Low level flush w/c, Wood effect Amitco flooring. Obscure window to front aspect. Radiator.

Lounge

Two windows to garden aspect. Radiator with cover.

Kitchen / Diner

Modern kitchen with gloss grey wall and base level units with quartz countertop over installed in 2021. Inset sink with mixer tap over. Fitted with a range of integrated Bosch and Hotpoint appliances including microwave, dishwasher, electric oven and gas hob. Ceiling speakers. Houses annually serviced boiler. Amtico wood effect flooring. Window to front aspect. Glazed door with side panel to garden.

First Floor

Galleried Landing

Spacious landing with window to front aspect. Access to boarded loft (with power and ladder. Access to shelved airing cupboard. Doors to:

Bedroom One

Window to rear. Radiator. Door to:

En Suite Shower

Floating vanity wash hand basin. Wall mounted storage unit. Low level flush w/c. Large walk-in shower cubicle. Inset ceiling lights. Chrome ladder style radiator. Fully tiled. Obscure window to front aspect.

Bedroom Two

Wall to wall fitted wardrobes. Window to rear aspect. Radiator. Door to:

Jack and Jill Bathroom

Comprising of panel bath with shower over. Pedestal wash hand basin. Low level flush w/c. Obscure window to front aspect. Chrome ladder style radiator. Tiled.

Bedroom Three

Radiator. Window to rear aspect. Currently used as an office.

Outside

Front

Picket fence surrounds the landscaped front garden, Laid with artificial lawn. Path to front door.

Rear Garden

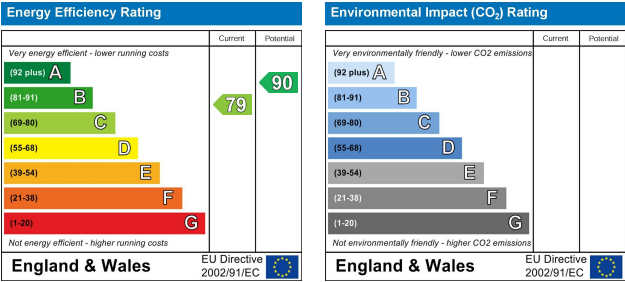
Patio to the house leading to lawn area. Raised decking to the rear with timber shed. Awning to the house. Access to side. Outside lighting.

Parking

Two bays to the front (both number 28)

Agents Note

Air circulation system throughout.  
Annual Service charge - £495.07 cover includes estates grounds maintenance, street lighting and maintenance.



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.







