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6 Baker Drive, Buntingford, SG9 9RZ

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Price £649,000

Immaculately presented four bedroom detached family home in the sought after market town of Buntingford. This property comprises of a large open kitchen/dining/family room leading out to a beautiful landscaped garden. Further benefits include a downstairs w/c, a separate utility room, an en-suite to the master bedroom, off-street parking, garage and an electric charging point. Viewing highly recommended.

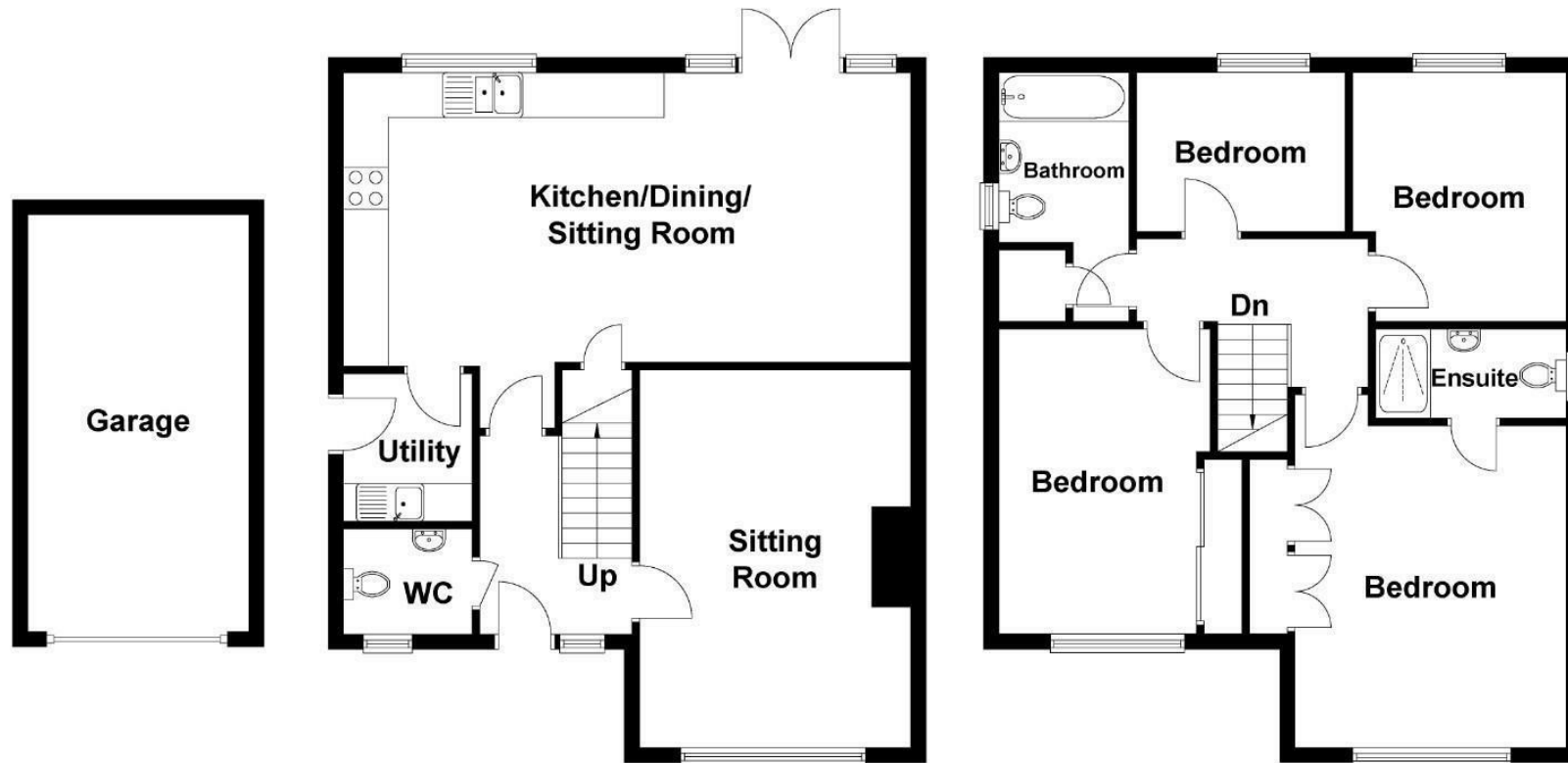
- Large open plan kitchen/dining/family room.
- Electric vehicle charging point
- Downstairs W/C
- Garage with boarded eaves storage
- Ensuite to master bedroom
- 4 Good size bedrooms
- Recent build
- Double length drive
- Beautifully decorated throughout
- Utility room

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Garage
Approx. 16.40 sq. metres (176.52 sq. feet)

Ground Floor
Approx. 64.70 sq. metres (696.42 sq. feet)

First Floor
Approx. 62.20 sq. metres (669.51 sq. feet)



Total area: approx. 143.30 sq. metres (1542.45 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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		

Front

Landscaped front garden with path leading to front door with porch canopy.
Driveway to side leading to garage. E.V. point.

Entrance Hall

Composite front door with privacy window. Obscure window to front aspect.
Radiator. Wood effect floor. Doors to W/C. sitting room & kitchen/dining/family room. Stairs to first floor.

Sitting Room

16'6" x 11'11"
Spacious sitting room with window to front aspect. Radiator. Carpeted.

Cloakroom

Obscure window to front aspect. Tiled floor and partially tiled walls. Pedestal wash basin with chrome mono tap. Low level flush W/C. Corner vanity unit. Inset ceiling lights.

Kitchin Dining Family Room

12'8" m x 24'10"
Fitted with a range of cream wall and base units. Wood effect worktop. Integrated oven and grill. Integrated electric 4 ring hob with stainless steel extractor over. Integrated fridge freezer. Stainless steel one and a half sink and drainer with chrome mono tap. Wood effect floor throughout. Window to rear aspect. French doors leading out to rear garden. Under stairs cupboard. Column radiator in family area. Door to utility room.

Utility Room

Fitted wall and base units. Wood effect worktop. Plumbing for washing machine. Space for tumble dryer. Houses boiler. Wood effect floor. Glazed door to side access on to driveway.

First Floor

Carpeted throughout except bathrooms.

Landing

Doors to bedrooms and family bathroom. Access to loft.

Master Bedroom

14'0" m x 11'11"
Fitted double wardrobes. Window to front aspect. Door to en-suite.

En-Suite

Double length walk-in shower with drench head. Extractor fan. Floating sink and vanity unit. Touch lit mirrored cupboard. Chrome ladder style radiator. Fully tiled. Obscure window to side access.

Bedroom Two

13'5" x 8'8"
Fitted wardrobes. Window to front aspect.

Bedroom Three

10'11" x 9'4"
Radiator. Window to rear aspect.

Bedroom Four

6'11" x 9'1"
Radiator. Window to rear aspect.

Family Bathroom

Fully tiled. White suite comprising of panel bath with shower over, floating sink with vanity unit. Touch lit mirrored cupboard. Chrome ladder style radiator. Airing cupboard housing hot water tank.

Garden

Wall garden with larger than average wide plot benefitting from the sunshine at different aspects throughout the day. Partially laid to lawn. Established flower beds. Timber shed and greenhouse. Side gate access to driveway and garage. Outside tap. Lighting.

Garage

18'3" x 9'8"
Garage with electric up and over door. Eaves with mezzanine flooring for extra storage. Power and lighting.

Agent Notes

Service charge £320 p.a.

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.

