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1 Aldridge Way, Buntingford, SG9 9FX

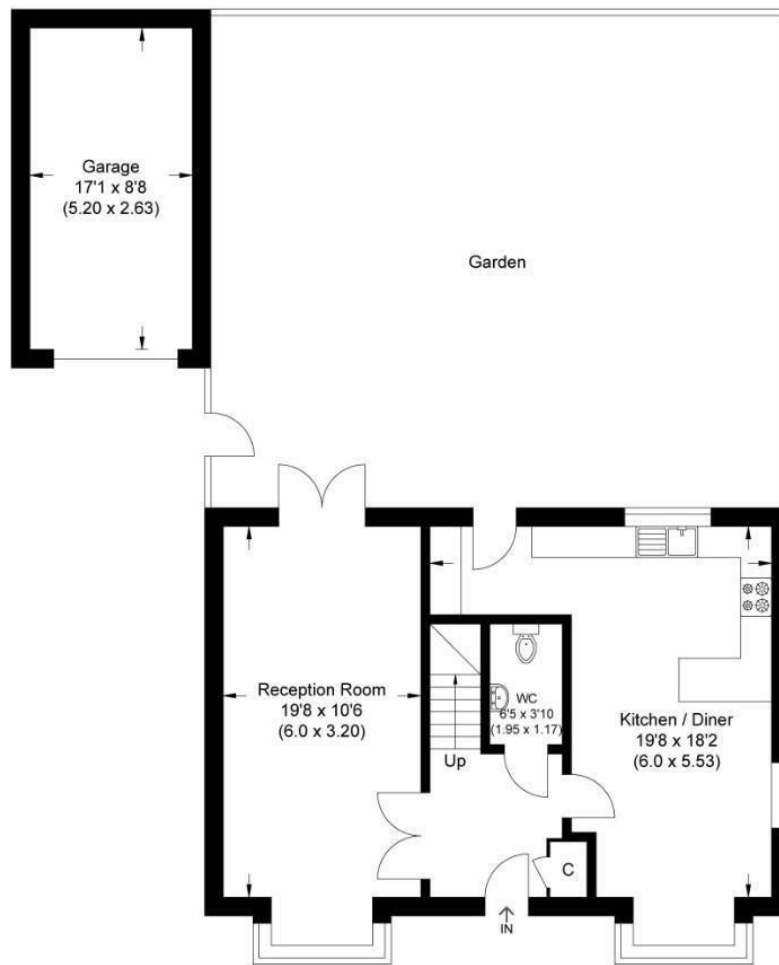
# 1 Aldridge Way, Buntingford, SG9 9FX

Price £625,000

Welcome to this stylish four bedroom detached home with garage, situated in a prime location, set back from the road and overlooking the entrance green to the new Knights Walk development in Buntingford. The current owners have maintained and improved the property to a high standard and have transformed the garden into an incredible landscaped entertaining area complete with outside kitchen to include a wood fired pizza oven. Also benefitting from a utility area, an en-suite to master bedroom and a driveway for 2/3 vehicles.

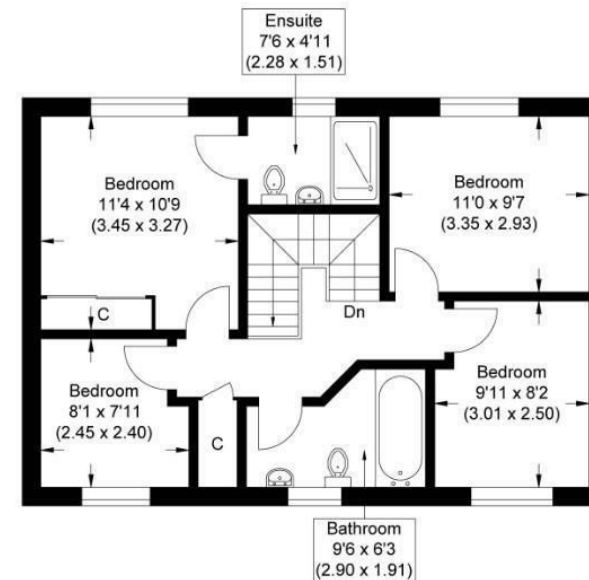
- Stylish four bedroom detached home
- Outdoor kitchen complete with pizza oven
- Good size kitchen with seperate utility area
- Prime spot on the development
- Gas central heating
- Amazing landscaped garden perfect for entertaining
- Garage plus driveway for two/three vehicles
- Ensuite to master bedroom
- Walking distance to all amenities and local schools
- UPVC double galzing throughout

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Ground Floor

Approximate Gross Internal Area  
109.12 sq m / 1174.55 sq ft  
(Excludes Garage)  
Garage Area 13.68 sq m / 147.25 sq ft



First Floor

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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



Entrance

Timber and glazed front door. Security lighting.

Entrance Hall

Karndeane flooring. Radiator. Large storage cupboard housing consumer unit. Turning stairs to first floor. Contemporary black framed glazed double doors leading to reception room. Doors to:

Cloakroom

6'4" x 3'10"  
Pedestal wash hand basin. Low level flush w/c. Radiator. Extractor fan. Karndeane flooring.

Reception Room

19'8" x 10'6"  
Decorated and furnished to reflect the Art Deco period and comprising of a brick slip faced media wall, set onto bespoke fitted cabinetry to include Oak faced doors and display cabinets. Matching bespoke fitted sideboard. Stepped timber coved ceiling incorporating inset sparkle down lighters and LED strip lighting over, electronically controlled with remote. Electronic dimming and heating controls. Dual aspect views with square bay window to the front and double patio doors to the rear leading to garden. Dual black radiators. Fitted carpet.

Kitchen / Dining Room

19'8" x 18'2"  
Dining area: Square bay window to front aspect. Radiator. Fitted carpet.  
Kitchen area: Window to rear aspect. Radiator. Range of cream matt wall and base level units with contrasting timber effect countertops and mosaic tiled splash backs. Stainless steel one and a half sink and drainer set below a window with rear garden view. Integrated dishwasher, Zanussi single oven with 4 ring gas hob, stainless steel back panel and Zanussi extractor over. Space for fridge/freezer. Karndeane flooring. Extractor fan. Wall cupboard housing gas boiler.

Utility

Utility area with range of matching cream matt wall and base units with timber effect countertop over and mosaic tiled splashback. Space for washing machine. Radiator with decorative cover. Karndeane flooring. Timber and glazed door leading to the garden.

First Floor

Galleried Landing

Galleried landing with loft access. Deep airing cupboard with shelving and hot water cylinder. Radiator.

Bedroom One

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

En-Suite

7'6" x 4'11"  
Double length fully porcelain tiled shower cubicle. White gloss finished 2 drawer vanity unit with inset wash hand basin and extending into square pan w/c with enclosed cistern and Black Brazilian Slate over. Radiator. Extractor fan with humidity stat. Mirrored medicine cabinet. Porcelain Tiled floor. Obscure window to rear aspect.

Bedroom Two

11'0" x 9'7"  
Window to rear aspect. Radiator.

Bedroom Three

9'11" x 8'2"  
Window to front aspect. Radiator. Fibre Wi-Fi connection. Currently used as an office.

Bedroom Four

8'0" x 7'10"  
Window to front aspect. Radiator. Currently used as a Dressing Room.

Bathroom

9'6" x 6'3"  
Comprising of panel bath. Pedestal wash hand basin with tiled splash backs. Low level flush w/c. Tiled splash backs. Obscure window to front aspect. Radiator. Porcelain tiled floor. Inset ceiling lights. Extractor fan.

Outside

Front

Garden laid to shingle and bordered with mature privet hedge.

Garage

17'1" x 8'8"  
Outside security lamp. Eaves storage with partial boarding.

Driveway 43ft

Space for two/three vehicles.

Rear

Garden

Rear Garden designed and created with entertaining in mind. This fully landscaped garden has no expense spared. Complete with separate dining and lounging areas being specifically designed to capture the sun during the afternoon and evening respectively. Both areas are afforded a dual facing water fall feature that sets the scene. Partially covered timber kitchen/bar structure with granite worktops, carnival lighting, electric heating unit and fitted with a wood burning pizza oven. Granite slabs laid through pathways and patio areas with raised grey composite decking to the Dining area. Raised planters are faced with concrete stone effect tiles and Brazilian black slate copings over. Outdoor steel chiminea log fire serves the lounging area with the garden generally lit by LED lighting throughout, controlled by remote. Outside power and two water taps. Canopy over kitchen entrance from the garden. Side gate leading to garage and driveway.

Agents Note

Ideal Logik boiler. Last service early 2024.

