



9 Rib Way, Buntingford,
Hertfordshire. SG9 9NR

HUNTERS[®]
EXCLUSIVE

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Price £875,000

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Substantial Five Bedroom Detached home in one of Buntingford's most sought after locations. Benefits from double garage, two en-suites, three reception rooms, large kitchen plus utility room. Walking distance to town centre and all amenities.

- Good Size Lounge.
- Superbly re fitted Kitchen/Breakfast Room and separate Utility Room.
- Master Bedroom and Second Bedroom both with En-Suite.
- Family Bathroom (all bathrooms/cloakrooms/en-suites have been beautifully re fitted).
- Superb West Facing rear garden includes a huge patio area - backing onto The river Rib with trees beyond.
- Dining Room and Separate Family Room.
- Convenience of a ground floor cloakroom.
- Five Bedrooms.
- Attached Double Garage plus parking to front.
- Set in an enviable position towards the end of one of Buntingford's most sort after Close's.

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.



Entrance Hall

Attractive partly glazed door with half window to side. Wood effect flooring. Large cupboard under the stairs. Double radiator.

Ground Floor Cloakroom

Low flush WC . Vanity wash hand basin with drawers under. Vanity wall mirror with arch out lighting. Radiator.

Lounge

15'1" x 15'1"

Entered via double doors from the hall. Marble open fireplace currently housing gas coal effect fire. Box bay window to front. Double radiator. Wood effect flooring.

Dining Room

13'1" x 11'1"

Window to front. Radiator. Wood effect flooring.

Family Room

12'5" x 8'6"

Bi folding doors to the rear patio area. Wood effect flooring. Double radiator.

Kitchen/Breakfast Room

13'5" x 15'10"

Beautifully re fitted in an extensive range of units including full height pull out racks and storage cupboards. Work surfaces extending into a breakfast bar. Tiled surrounds. Double basin sink unit with single drainer and mixer taps. Built in oven with microwave above, dishwasher and twin door American style fridge /freezer. Plumbed in water softener.

Utility Room

9'2" x 5'2"

Matching range of wall and floor units. Matching work surfaces with tiled surrounds. Single basin single drainer sink unit with mixer tap. Plumbing for automatic washing matching and space for

tumble dryer. Cupboard housing gas fired boiler supplying hot water and central heating. Door to rear

Spacious Landing

Access to loft. Built in airing cupboard.

Master Bedroom

15'1" x 10'9"

Window to front. Double wardrobe. Door to:

En-Suite

Double length shower cubicle with glass screens. Low flush WC. Vanity wash hand basin with drawers under. Fully tiled walls and flooring. Heated towel rail. Window to rear.

Bedroom Two

11'1" x 10'9"

Window to front. Double wardrobe. Radiator.

Door to:

En-Suite

Curved screen shower cubicle. Low flush WC. Vanity wash hand basin with drawers under. Window to side. Fully tiled walls and floor.

Bedroom Three

12'2" x 9'5"

Two built in double wardrobes. Radiator. Window to rear.

Bedroom Four (L Shaped)

10'5" (max) x 9'10" (max)

Window to rear. Radiator. (Because of the 'L' shape there is space to build in a wardrobe if one is required).

Bedroom Five

9'7" x 7'10"

Built in cupboard with hanging rail. Radiator.

Family Bathroom

Panelled bath with hand held showering attachment. Low flush WC. Vanity wash hand

basin with drawers under. Attractive wall mirror with integral lighting. Heated towel rail. Tiling to walls and floor.

Outside**Front Garden**

Two arched lawns defined by miniature hedging are either side of the front path that leads you to the front door which has a canopy above. Good size drive leads to the double width garage.

Rear Garden

Beautiful West facing rear garden - a real sun trap. Huge patio are stretching across the rear elevation leads to extensive lawns. Fully fenced with gate that leads to a bank are and down to the River Rib. Outside tap. Side foot access to the North side of the property that leads you to the front. Side door to garage.

Attached Double Garage

Twin up and over electric operated doors. Light and power. Access via loft ladder to substantial loft space.

Location

Tucked away in an enviable position towards the end of one of Buntingford's most sought after close's. Convenient for schools, shops and the High Street.




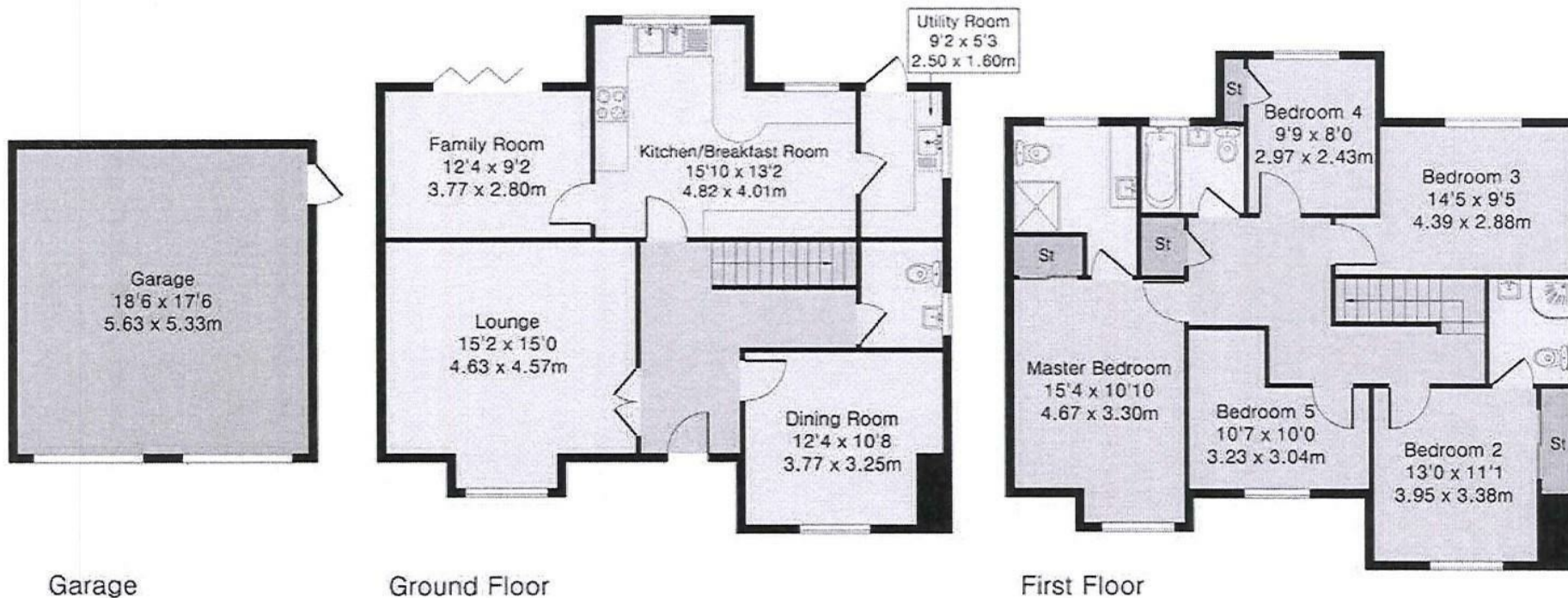






Approximate Gross Internal Area 1997 sq ft – 186 sq m
 Ground Floor Area 837 sq ft – 78 sq m
 First Floor Area 837 sq ft – 78 sq m
 Garage Area 323 sq ft – 30 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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	



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Buntingford -
 01763 272391 <https://www.hunters.com>

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