



Oliver  
Minton  
Sales & Lettings



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**18 Huntsman Close,  
Puckeridge**

**Herts SG11 1US**

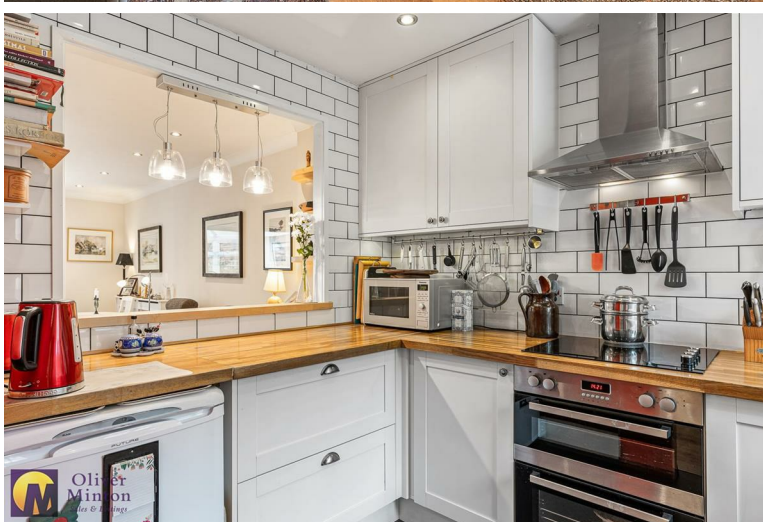
**Asking Price £450,000**

This super detached house was built circa 1996 and is presented in immaculate decorative order throughout. Accommodation comprises hallway, cloakroom, excellent kitchen with window height opening to spacious living room, double-glazed conservatory, 3 bedrooms, attractive en-suite shower room and family bathroom. The property benefits from gas central heating to radiators, double glazing, driveway parking for 2 cars, single garage and a secluded courtyard rear garden. The development is situated within walking distance of the village amenities including pubs, hairdressers and pharmacy, St Thomas's RC Primary School and Roger De Clare (C of E) JMI school and nursery, Ralph Sadleir Middle School and the Health Centre.



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### **ENTRANCE**

Part glazed door to;

### **HALLWAY**

Composite wood style flooring. Covered radiator. Eyeball ceiling lighting. Cupboard with plumbing for washing machine. Telephone point. Stairs leading to first floor. Archway to kitchen, and doors to living room and cloakroom.

### **CLOAKROOM**

Double-glazed obscure window to side. White cloakroom suite with low level economy flush wc, wash hand basin with chrome mixer tap and vanity unit below. Tiled splashback. White heated towel rail. Tiled floor. Eyeball ceiling lighting.

### **KITCHEN 3.02m x 2.10m (9'10" x 6'10")**

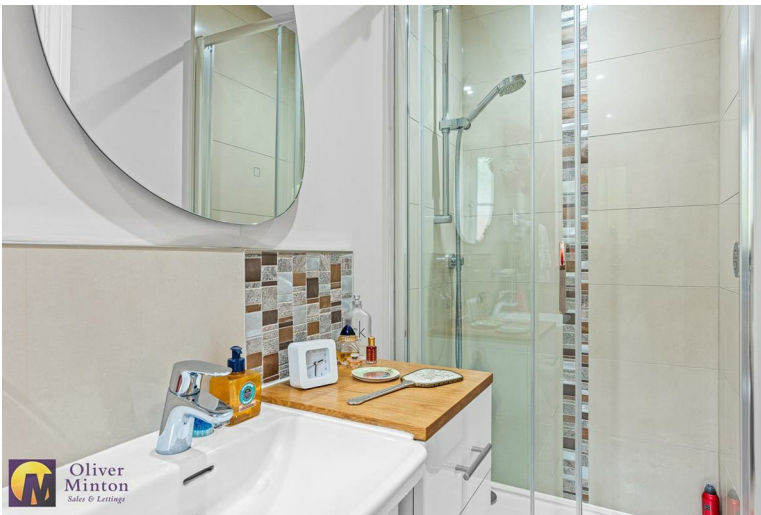
Bright kitchen with double glazed window to front. Matching range of wall and base units with wooden style work surface over with inset white composite sink drainer unit with chrome mixer tap over. Tiled floor. Space for under counter fridge and separate freezer. Integrated dishwasher. In built Lamona double oven with 4 ring electric hobs and extractor above. Cupboard housing a wall mounted Suprema gas boiler.

### **LOUNGE DINER 5.40m x 4.58m (17'8" x 15'0")**

Opening to kitchen, with breakfast bar. Composite wood flooring. Two covered radiators. TV point. Eyeball ceiling lighting. Sliding doors at rear to conservatory.

### **CONSERVATORY 3.96m x 3.2m (12'11" x 10'5")**

Double-glazed double doors to side, providing access to the garden and garage. Tiled floor. Openable windows in roof of conservatory, providing heat escape. Ceiling fan, and wall mounted lighting. Radiator.



## FIRST FLOOR

### LANDING

Access hatch to part boarded loft with loft ladder. Airing cupboard housing water cylinder. Telephone point.

### BEDROOM ONE 3.51m x 3.52m (11'6" x 11'6")

Two double-glazed windows to front aspect. Built in wardrobes. Radiator.

### ENSUITE SHOWER ROOM 2.89m x 0.96m (9'5" x 3'1")

Obscure window to front. White shower pan and fully tiled cubicle. Wash hand basin with chrome mixer tap and storage below and beside. WC with hidden cistern and economy flush. Tiled floor. Tiled splashback. Wall mounted storage cabinet. Chrome heated towel rail.

### BEDROOM TWO 2.47m x 3.31m (8'1" x 10'10")

Double-glazed window to rear. Built in wardrobe storage. Radiator.

### BEDROOM THREE 2.25m x 2.02m (7'4" x 6'7")

Double-glazed window to rear. Wooden flooring. Built in storage. Radiator.

### FAMILY BATHROOM 2.48m x 1.52m (8'1" x 4'11")

Obscure double-glazed window to side. Tiled floor and part tiled walls. White bathroom suite, comprised; panel enclosed bath with chrome mixer tap and shower attachment and glass screen, low level flush WC, pedestal sink with chrome taps. Wall mounted chrome heated towel rail.

## OUTSIDE

### FRONTAGE

Front garden with some planting and gravel covering. Path leading to front door with a lit undercover porch. Water tap.

### DRIVEWAY AND GARAGE

Generous driveway with parking for 2 cars. Gated access, leading to detached garage with up and over door. Garage has power and light connected, with a side door to garden and boarded roof storage.

### PRIVATE COURTYARD REAR GARDEN

Steps down from conservatory door. Mainly laid stone slabs patio, with mature borders with attractive planting. Water feature. External lighting and power.

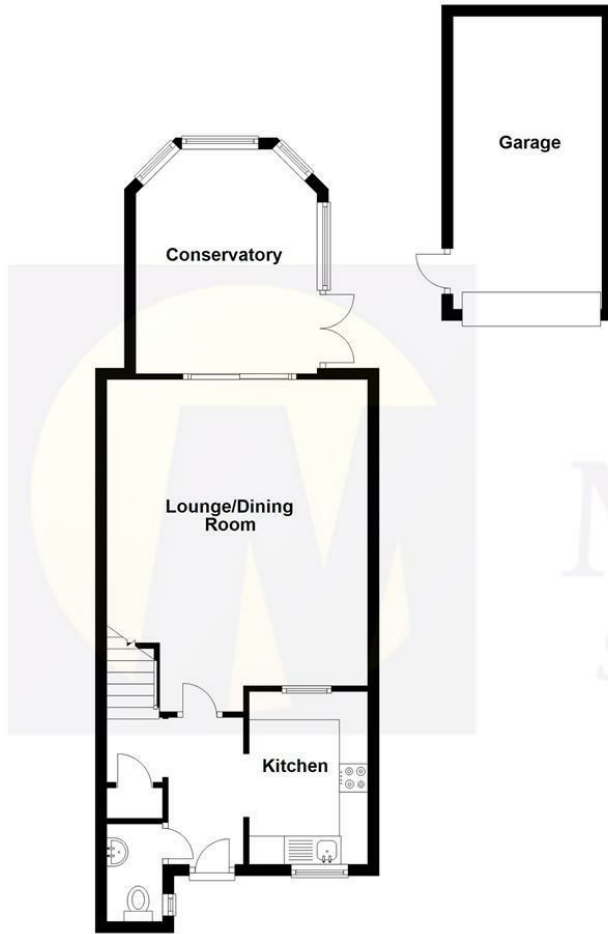
## AGENTS NOTE

There is an annual maintenance charge of £280 per annum towards the upkeep of the communal areas.

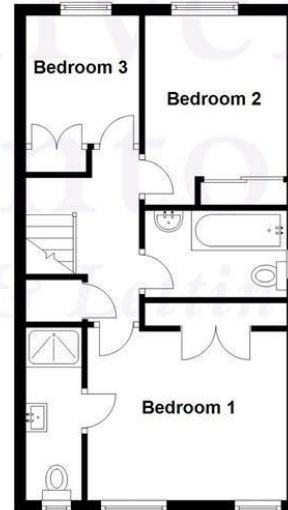
## MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

**Ground Floor**  
Approx. 66.3 sq. metres (713.7 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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**Tenure:** Freehold

**Council Tax Band:** E

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

**Email:** [puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>65</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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