



**Oliver
Minton**
Sales & Lettings

**28 Station Road,
Puckeridge
Herts SG11 1TE
Asking Price £599,000**

Oliver Minton Village and Rural Homes are delighted to offer for sale this attractive semi-detached family home. This property has been beautifully extended and offers spacious and flexible accommodation. The ground floor boasts a bright and welcoming entrance hall which leads to a superb open-plan living/dining room and kitchen which looks out to the rear garden. The country style kitchen includes an integrated dishwasher and ample space for a large fridge freezer. The kitchen benefits from access to a separate utility room/pantry. To the front of the property is an additional reception room, a fourth bedroom/study and a shower room with WC. The upper floor comprises two front-facing bedrooms and the main bedroom and family bathroom overlooking the rear garden. The main bedroom also has the benefit of a walk-in wardrobe. This property is immaculate throughout with substantial front and rear gardens with mature plants and trees, and a large driveway with ample parking. Situated in a great location, convenient for all the village amenities including Roger De Clare First School and Ralph Sadleir Middle School. There is uPVC double glazing throughout and recently replaced gas central heating to radiators.





HALLWAY

Wooden flooring. Radiator. Staircase to first floor. Solid wood interior doors to reception rooms.

STUDY / BEDROOM 4 4.01 x 1.99 (13'1" x 6'6")

Double glazed window to front. Radiator. Door from hall.

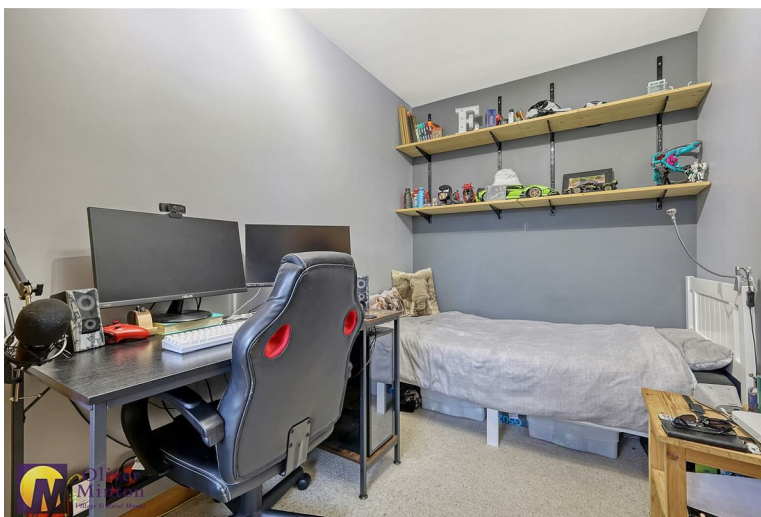
FRONT RECEPTION ROOM 3.96m x 3.28m (13'0" x 10'9")

uPVC double glazed window to front. Radiator. 3-light spotlight. Door from hall.

SUPERB OPEN-PLAN L-SHAPED LIVING ROOM / KITCHEN

RECEPTION/DINING ROOM 6.75 x 2.67 (22'1" x 8'9")

Door from hall. Wooden flooring. Alcoves with built-in base and wall storage cupboards. uPVC double-glazed windows and patio doors to rear garden. 2 radiators. Open-plan at rear to:





FITTED KITCHEN AREA 4.27 x 3.67 (14'0" x 12'0")

Excellent fitted kitchen with attractive porcelain tiled floor. uPVC double-glazed windows to rear. Range of fitted wall, base and drawer units with solid wood surfaces incorporating sink unit. Integrated dishwasher. Alcove recess for large fridge/freezer. Built-in electric double oven and gas hob with extractor hood above. Radiator. Extractor fan. Door from hall.



UTILITY ROOM 2.0 x 1.97 (6'6" x 6'5")

Porcelain tiled floor. Plumbing for washing machine and space for tumble drier. Fitted base storage units and wooden worktops incorporating 'Butler' style sink with mixer tap. Fitted shelving.

SHOWER ROOM 2.02 x 1.76 (6'7" x 5'9")

Hand basin with mixer tap. Corner shower cubicle. WC. Radiator.

FIRST FLOOR LANDING

Access hatch to boarded loft. uPVC double-glazed windows to side.

BEDROOM ONE 3.66m x 3.02m (12'0" x 9'11")

Radiator. uPVC double-glazed windows to rear. Louvred double doors to storage cupboard. Recessed wardrobe.



BEDROOM TWO 3.02 x 3.73 (9'10" x 12'2")

Radiator. uPVC double-glazed windows to front.

BEDROOM THREE 3.73 x 2.04 (12'2" x 6'8")

uPVC double-glazed window to front. Built-in storage cupboards. Radiator.



FAMILY BATHROOM 2.0 x 1.69 (6'6" x 5'6")

Tiled flooring and walls. Obscure double-glazed window. Modern white suite comprising bath with shower above, WC and hand basin with chrome mixer tap. Radiator.



OUTSIDE

The house is set back well from the road and on a generous plot of 0.14 of an acre, with a frontage of approximately 74ft depth and a rear garden extending to nearly 100ft.

NB - We understand from the owners that the single storey side and rear extensions were built with load-bearing foundations to take a potential second storey in the future, subject to the usual permissions being obtained.

FRONT GARDEN AND DRIVEWAY

Shingle driveway with parking for several vehicles. Pathway to front entrance door flanked by lawn either side. Flower and shrub borders. Outside water tap and electricity point.

ATTRACTIVE LARGE REAR GARDEN

Full width paved patio with retaining flower and shrub beds and sloped pathway up to extensive lawn with flower and shrub borders. Further sloped pathway at rear of garden to large storage shed. Outside water tap and electricity point.

SERVICES

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

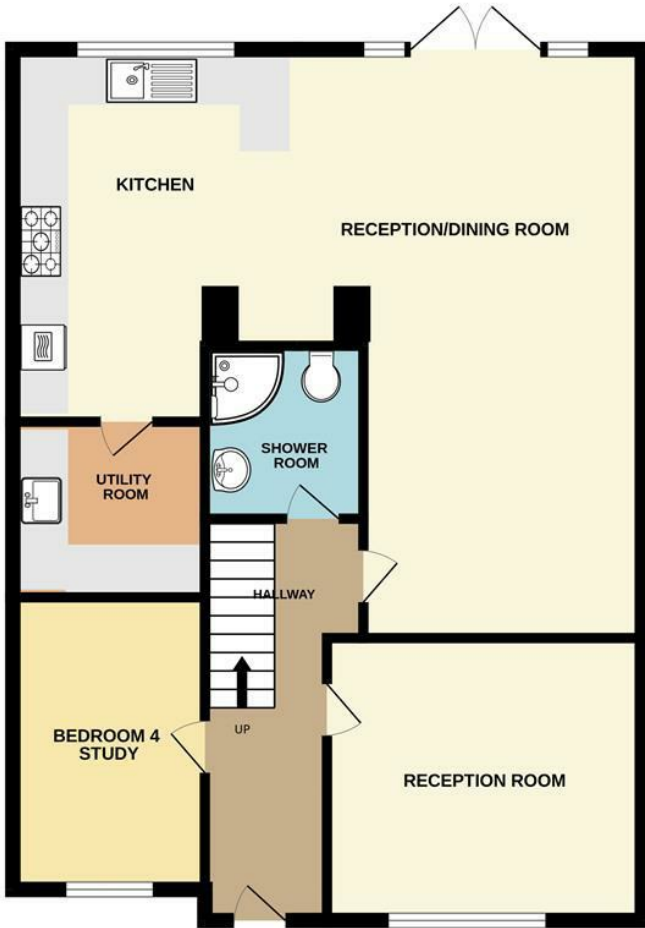




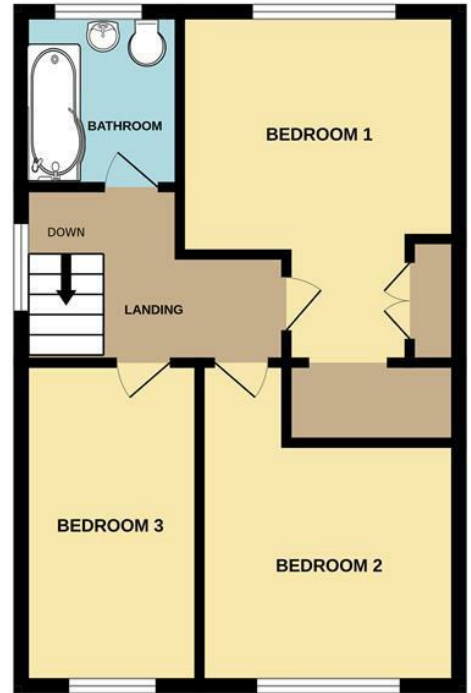
MORTGAGE ADVICE

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
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: D

Viewing Arrangements:

Strictly by appointment

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01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	

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