



**Oliver  
Minton**  
*Sales & Lettings*

**9 Roman Way,  
Puckeridge**  
**Herts SG11 1SH**  
**Offers Over £730,000**

A superb 5 bedroom village home which has been meticulously updated and enhanced by the current owners in the sought-after village of Puckeridge.

The property benefits from an ATTACHED ONE BEDROOM ANNEXE, with its own entrance, living room, fitted kitchen and shower room.

Beautifully appointed throughout, the main part of the house offers: two reception rooms, a spacious kitchen/dining room and guest cloakroom/w.c. Upstairs there are 5 bedrooms and a family bathroom. Perfect for families and also ideal for multi-generational living.

The house is tucked away at the end of a peaceful cul-de-sac, within a short stroll of the High Street, local amenities and regarded village schools.

Puckeridge and the adjacent village of Standon offer a variety of local shops, pubs and an excellent Farm Shop. Stansted airport is approximately 20 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.



## THE PROPERTY

This impressive, extended semi-detached house is presented to a very high standard throughout, offering a unique and flexible layout, currently set out as a five bedroom family home, with an adjoining, self-contained, ground floor one bedroom annexe. The current owners have made significant improvements during their ownership, including engineered oak flooring and skirting to the majority of the ground floor accommodation, solid wood doors throughout and an oak staircase; all balanced by a neutral and calm palette.

The property also benefits from a contemporary high gloss kitchen and large, Upvc double glazed windows throughout, allowing for plenty of natural light.

From the upstairs windows to the front there are lovely views across the surrounding open spaces and countryside.





## ACCOMMODATION

A spacious reception hall offers a warm welcome to this bright and airy house and provides access to all ground floor rooms in the main house as well as a guest cloakroom/w.c.

To the left of the hall there is a spacious living room that connects perfectly to the modern kitchen/dining room, which makes it feel open and sociable. A range of contemporary high gloss units provide lots of practical storage and are complemented by granite work surfaces. A matching breakfast bar houses a double oven/grill, multi-zone induction hob and a brushed steel illuminated extractor canopy above. Other integrated appliances include a washing machine and dishwasher. There is ample space for a dining table and chairs, with double doors leading out to the terrace and rear garden, perfect when entertaining.

To the right of the hallway at the front of the house there is a second reception room, this is a perfect peaceful room for reading or could equally become a playroom or snug.

Upstairs, there are five generous bedrooms, the principle bedroom having built-in wardrobe cupboards and a well-appointed family bathroom with a four piece modern suite.

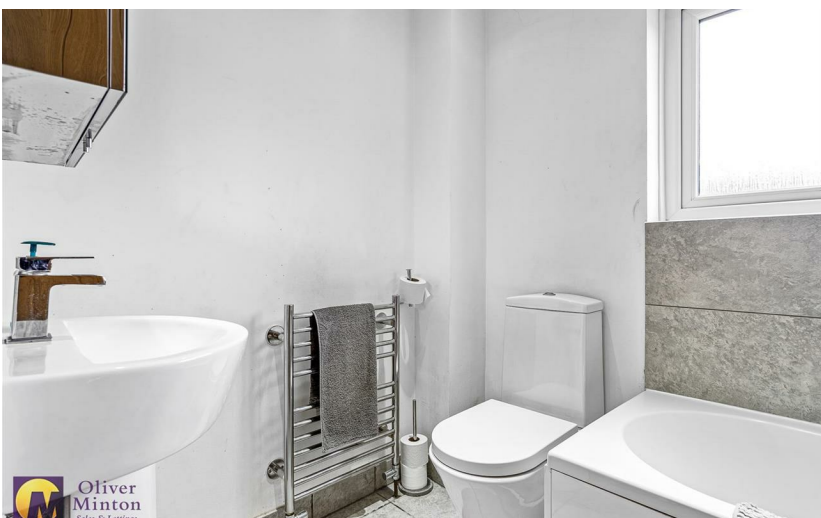
The access to the loft can be found on the landing and has a pull-down ladder for ease of access and has light connected. We are advised that the sellers will be carrying out work to further insulate the loft prior to selling.

The annexe accommodation is arranged on the ground floor level and enjoys its own access to the rear of the main property. A part glazed door opens to the well fitted kitchen which then leads into the spacious lounge/dining room. Double doors here take you out to the rear garden. The generous double bedroom sits adjacent to the modern, yet practical shower/wet room. This annexe accommodation could easily be integrated into the main living accommodation should this independent layout not be required.

## OUTSIDE

Situated right at the end of a peaceful cul-de-sac, the property enjoys a private corner spot. The extensive driveway sweeps up to the house and provides parking for several vehicles. The generous, walled front garden is mainly laid to gravel with a timber garden store and an evergreen hedgerow. Gated side access leads through to the side and rear gardens.

To the immediate rear of the house there is a large flagstone terrace which continues around to the side of the house, providing the annexe with direct access to a nice outdoor space to sit and enjoy the warmer weather. The garden is fully enclosed and private, part walled and mainly laid to lawn, interspersed with planting. To the far rear, there is a childrens play area and in addition, a useful outbuilding, currently used as a music studio.



ANNEXE



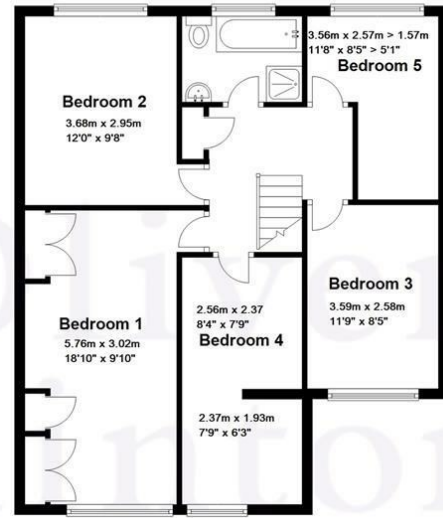
Ground Floor

Approx. 101.1 sq. metres (1087.8 sq. feet)



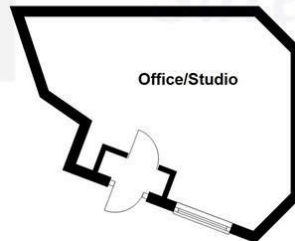
First Floor

Approx. 71.6 sq. metres (770.8 sq. feet)



Outbuilding

Approx. 15.9 sq. metres (171.6 sq. feet)



Total area: approx. 188.6 sq. metres (2030.1 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:** F

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge Herts 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>		
(69-80) <b>C</b>	72	82
(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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