



**Oliver
Minton**
Sales & Lettings

**3 Kings Close
Puckeridge
Herts SG11 1FG
Asking Price £685,000**

Oliver Minton Village & Rural Homes are delighted to offer this BRAND NEW detached house built by GPS Estates Ltd and benefitting from a 10 year Build-Zone Insurance policy. Forming part of an exclusive development of just 7 homes at 'Kings Close' on the northern edge of Puckeridge village, Plot 7 has superbly presented two storey 4 bedroom accommodation is complemented by a large blocked paved driveway with parking for several cars, a large detached single garage and secluded rear garden. There are luxurious fixtures and fittings throughout and a lovely feeling of attention to detail. Please contact our Puckeridge Office for an appointment to view this and the other units available.





18'3 HALLWAY

A spacious hallway with main entrance door. Glass balustrade stairs to first floor with double glazed obscure window to side on half landing. Understairs storage cupboard with automatic light.

CLOAKROOM

Attractive contemporary white suite comprising hand basin with integrated cupboard below and low level flush WC. Chrome heated towel rail. Fitted illuminated mirror.

STUDY 2.21m x 1.73m (7'3 x 5'8)

Double glazed window to front.

LOUNGE 4.98 x 3.91 (16'4" x 12'9")

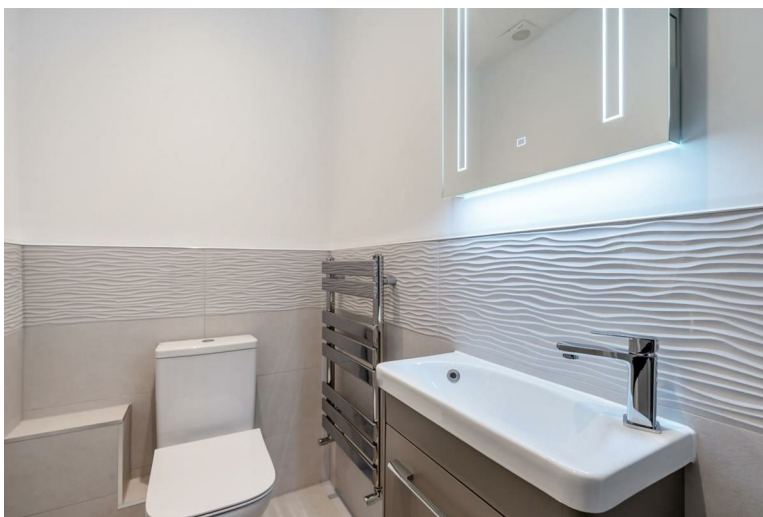
Double glazed bay window to front and further double glazed window to side.

KITCHEN/DINER 7.16m x 3.76m main area reducing to 3.18m in kitch (23'6" x 12'4 main area reducing to 10'5 in kitchen)

A stylishly fitted open-plan kitchen with integrated appliances and an excellent range of fitted wall, base and drawer units with quality stone work surfaces incorporating induction hob with extractor canopy above. Built-in eye-level 'Neff' double oven and grill, integrated dishwasher and washing machine. Integrated fridge and freezer. Double glazed window and patio doors to rear garden. Double glazed skylight window in 'snug'.

FIRST FLOOR LANDING

Double glazed window to side on half landing. Radiator. Access hatch to loft. Door to recessed cupboard housing hot water cylinder.





BEDROOM ONE 4.17 x 3.90 (13'8" x 12'9")

Double glazed bay window to rear. Radiator.

EN-SUITE SHOWER ROOM

Attractive contemporary white suite with large shower cubicle with glazed sliding doors, low level flush WC and wash hand basin with storage drawers below. Chrome heated towel rail.

BEDROOM TWO 4.08 x 2.44 (13'4" x 8'0")

Double glazed window. Radiator.

BEDROOM THREE 3.51m x 2.97m (11'6" x 9'9")

Double glazed window to front. Radiator.

BEDROOM FOUR 3.20m max x 2.90m (10'6" max x 9'6")

Double glazed window to rear. Radiator.



FAMILY BATHROOM 2.29m x 1.83m (7'6 x 6'0)

Contemporary white suite comprising bath with shower above and glazed screen, WC and wash hand basin with storage drawers below. Double glazed obscure window. Illuminated fitted mirror. Complementary tiled floor and walls. Chrome heated towel rail.

OUTSIDE

DRIVEWAY

Large block paved driveway with parking space for several cars. Side access gate to rear garden. Spur for electric car charging point.

LARGE DETACHED SINGLE GARAGE 6.3 x 3.4 (20'8" x 11'1")

Electrically operated up and over door. Power and light connected. Eaves storage space. Personal access door from garden.



SECLUDED REAR GARDEN

Large patio area and mostly laid to lawn. Enclosed by panelled fencing. Side area with fitted 'Mitsubishi Electric Ecodan R32 air source heat pump'.

AGENTS NOTE

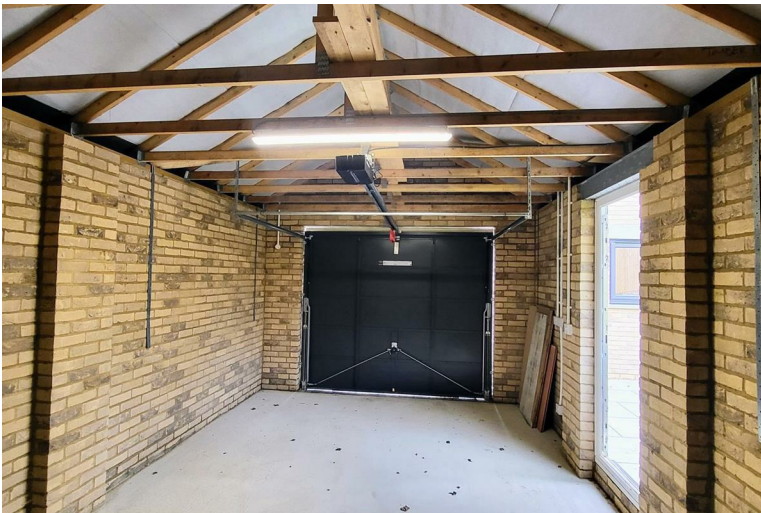
There is underfloor heating to the ground floor accommodation and radiators to the first floor, powered by an 'Ecodan' air source heat pump unit.

There is a 10 year structural build warranty with 'Build-Zone' insurance.

There is an Estate Charge of £275 per annum for each property towards the upkeep and maintenance of the communal areas within the development.

Each property is fitted with a security alarm system.

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

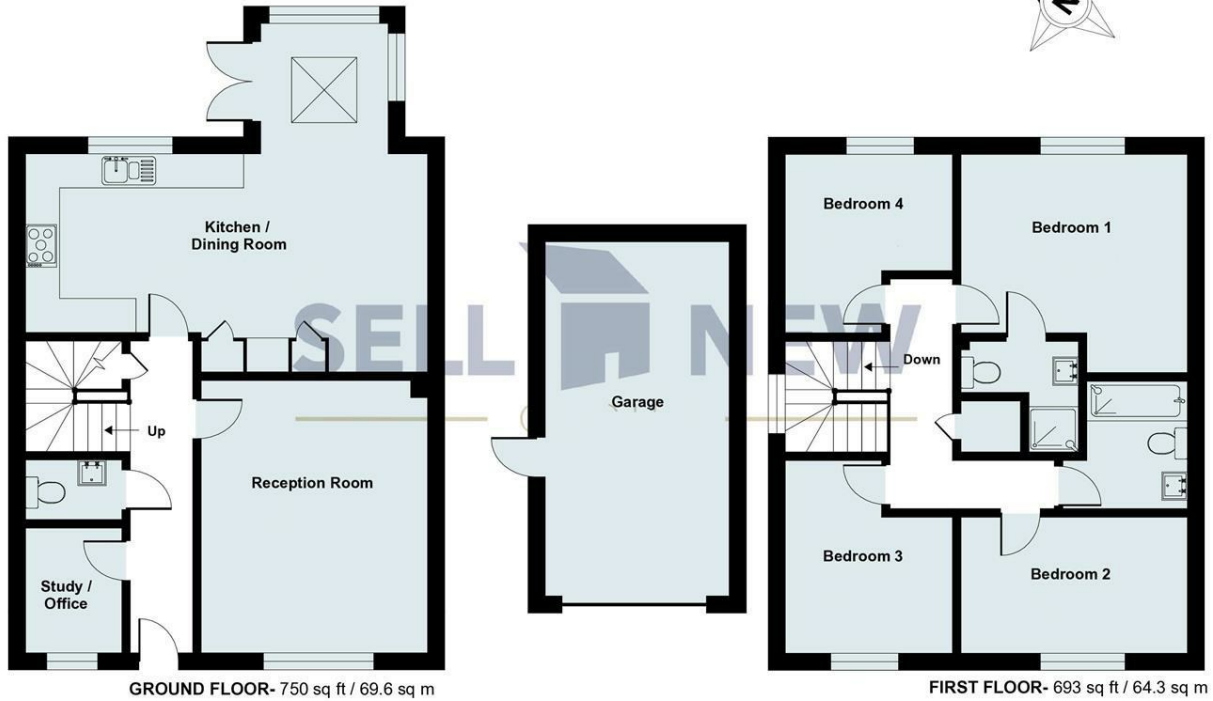


MORTGAGE ADVICE

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

Kings Close, Puckeridge, SG11 1RT

PLOT 7 layout is a mirror image of this floor plan



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Selnew. REF: 1052208

Tenure: Freehold

Council Tax Band: New Build - tbc

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 92 |
| (81-91) B | 86 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.