



**Oliver  
Minton**  
*Sales & Lettings*

**1 Hull Lane,  
Braughing**  
Herts SG11 2PF  
**Asking Price £795,000**

Oliver Minton Village & Rural Homes are delighted to offer this superb semi-detached chalet bungalow in one of Braughing's most appealing and tucked away no through road locations. Offering nearly 2000 sq ft of predominantly ground floor accommodation, this lovely home is set on a super plot extending to approximately one fifth of an acre, with a long flat rear garden and a deep gravel driveway with parking for numerous vehicles. With gas central heating and double glazing, the stylishly presented accommodation comprises: entrance porch, hallway, attractive shower room, 2 ground floor double bedrooms, excellent kitchen/diner, utility room, cloakroom, study/4th bedroom option, spacious lounge and a fantastic 25'6 garden room. Upstairs is a good size landing with desk space, bedroom no 1 and a modern fitted shower room.







**ENCLOSED ENTRANCE PORCH 2.08m x 1.50m (6'10 x 4'11)**

Composite double glazed front door with double glazed obscure windows to front. Radiator. Multi-pane inner door to:

**HALLWAY**

Main entrance door. Double glazed window to front. Radiator. Staircase to first floor. Door to recessed storage cupboard.

**SHOWER ROOM 2.62m x 2.01m (8'7 x 6'7)**

Attractive contemporary white suite comprising WC with built-in cistern, storage cupboards and counter top sink with monotap. Large shower cubicle with glazed screen. Antique style radiator. Obscure double glazed window. Extractor fan.







**BEDROOM TWO 5.13m x 2.69m < 3.02m including wardrobes (16'10 x 8'10 < 9'11 including wardrobes)**

Fitted double wardrobes. Double glazed uPVC window to front with half height shutter blinds. Radiator and further slimline electric heater.

**BEDROOM THREE 3.96m x 3.51m into wardrobes (13'0 x 11'6 into wardrobes)**

uPVC double glazed window to front with half-height shutter blinds. Fitted floor to ceiling range of double wardrobes to one wall with storage cupboards above. Radiator. Access hatch to boarded loft area with retractable ladder.



**KITCHEN / DINER 6.17m x 2.54m (20'3 x 8'4)**

Comprehensive range of fitted base units with wooden worktops incorporating double drainer sink unit. Dual aspect uPVC double glazed windows to side and rear. Wood laminate floor. Door from hall. Recess for range cooker with extractor hood above. Door to Utility Room. Door to Lounge. Internal windows and part glazed door with steps down to Garden Room.



**UTILITY ROOM 3.10m x 2.16m (10'2 x 7'1)**

Plumbing for washing machine and space for tumble dryer. Wall-mounted 'Worcester' gas fired boiler. Space for fridge and fridge/freezer. Fitted base units and wooden work surfaces incorporating 'Butler' sink. Double glazed door to side. Door to Cloakroom. Door to Study.

**CLOAKROOM**

White suite comprising WC and pedestal hand basin. Chrome heated towel rail. uPVC double glazed obscure window.



**STUDY 2.84m x 2.16m + door recess (9'4 x 7'1 + door recess)**

Dual aspect uPVC double glazed windows to front and side. Wood laminate floor. Radiator.

**SITTING ROOM 4.78m x 4.65m (15'8 x 15'3)**

Internal double glazed window to Garden Room. Attractive open fireplace. Wooden floorboards. Door from hall.





### ATTRACTIVE GARDEN ROOM 7.77m x 3.61m (25'6 x 11'10)

Brick base and double glazed construction. Wooden boarded floor. 2 radiators.

### FIRST FLOOR LANDING

Radiator. Large 'Velux' double glazed window to rear. Radiator. Space for desk. Door to built-in airing cupboard.

### BEDROOM ONE 5.69m x 4.22m (18'8 x 13'10)

Sloping roof eaves. Radiator. 2 uPVC double glazed windows to rear with full-height shutter blinds.

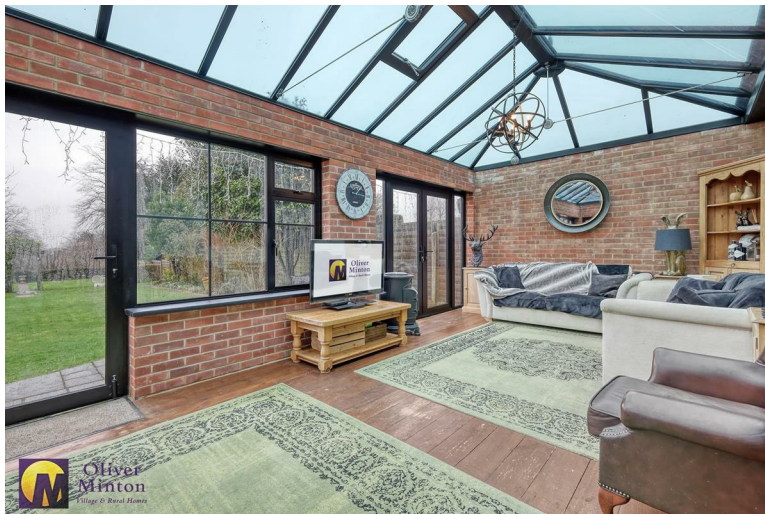


### SHOWER ROOM 4.19m x 2.36m (13'9 x 7'9)

Large glazed shower cubicle. White suite comprising WC and pedestal hand basin. Fitted storage cupboards. Radiator. Chrome heated towel rail. uPVC double glazed window to rear with views over garden.

### OUTSIDE

The top of Hull Lane is a no through road and has a public footpath to attractive adjoining countryside. The Golden Fleece public house is within short walking distance.



### FRONT GARDEN & DRIVEWAY

Extensive gravel driveway with parking space for numerous vehicles and lawn borders. Side access gate to rear garden.

### SUPERB REAR GARDEN

The property occupies a plot extending to approximately one fifth of an acre. The lovely flat, large rear garden is mainly laid to lawn with patio areas and shaped flower and shrub beds. Large timber garden shed. Outside lights and water tap.

### AGENTS NOTE

All mains services are connected with gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>











## **MORTGAGE ADVICE**

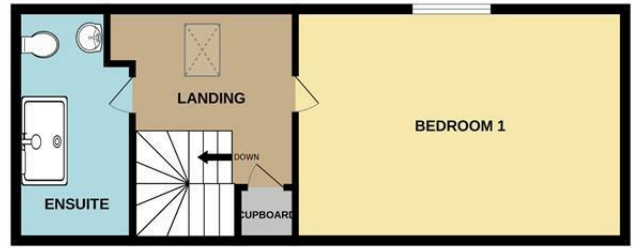
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GROUND FLOOR  
1432 sq.ft. (133.0 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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:** E

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

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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>		<b>77</b>
(55-68) <b>D</b>	<b>56</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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