



**Oliver  
Minton**  
*Sales & Lettings*

**29 Barleymead Way,  
Puckeridge**

**Hertfordshire SG11 1FA**

**Offers In Excess Of £600,000**

Oliver Minton Village & Rural Homes are delighted to offer this superb 3 bedroom detached house, built in 2021 by Cala Homes and benefitting from the remainder of the 10 year NHBC build warranty. With spacious accommodation adding up to circa 1436 sq ft over 3 storeys, the house is beautifully presented and is complemented by the block paved driveway, single garage and enclosed rear garden. Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, whilst Stansted airport is approximately 25 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.







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Village & Rural Homes



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## GROUND FLOOR

### HALLWAY

Main entrance door. uPVC double glazed obscure side panel. Staircase to first floor and stairs down to Lower Ground Floor. Door to built-in cloaks cupboard. Radiator.

### FAMILY BATHROOM 2.11m x 1.68m (6'11 x 5'6)

Immaculate white suite comprising WC, wash hand basin with cupboard under, bath with shower attachment and glazed shower screen. Double glazed uPVC obscure window. Part tiled walls. Inset ceiling lights. Shaver socket. Extractor fan.

### BEDROOM THREE 3.58m narrowing to 2.92m x 2.84m (11'9 narrowing to 9'7 x 9'4)

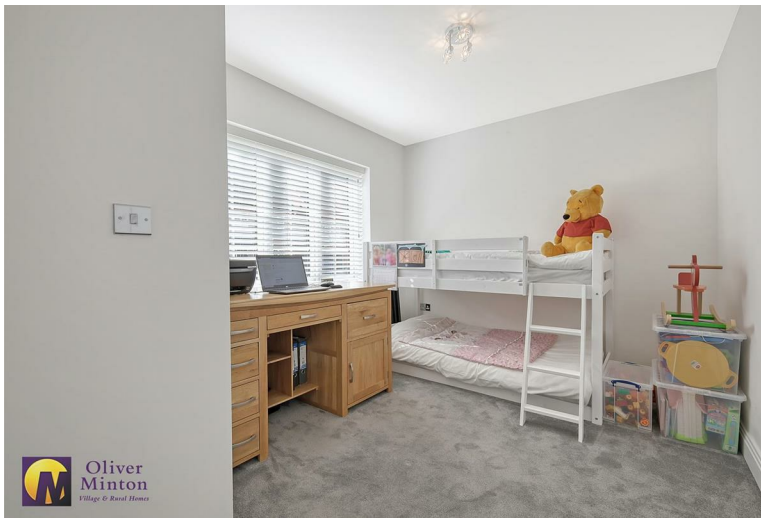
uPVC double glazed window to front. Radiator.

### SPACIOUS LOUNGE 6.02m x 4.04m (19'9 x 13'3)

2 uPVC double glazed windows to rear. Radiator.



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## LOWER GROUND FLOOR

### HALLWAY

Ceramic tiled floor. Radiator. Door to large understairs storage cupboard.

### CLOAKROOM

Immaculate white suite comprising WC with concealed cistern and wash hand basin. Chrome heated towel rail. Inset ceiling lights. Extractor fan. Ceramic tiled floor.

### UTILITY ROOM 2.59m x 1.85m main area + door recess (8'6 x 6'1 main area + door recess )

Ceramic tiled floor. Fitted work surfaces incorporating sink unit. Plumbing for washing machine. Base storage units. Inset ceiling lights. Radiator.

### SUPERB KITCHEN / DINER 5.89m x 5.33m narrowing to 4.01m (19'4 x 17'6 narrowing to 13'2)

Comprehensive range of soft closing wall, base and drawer units with granite work surfaces incorporating inset sink unit and 'Bosch' induction hob with 'Bosch' extractor canopy above. Built-in 'Bosch' electric double ovens. Integrated 'Bosch' dishwasher, fridge and freezer. 2 radiators. Inset ceiling lights. Ceramic tiled floor. uPVC double glazed windows to rear and uPVC double glazed French doors to garden, both with fitted electrically operated blinds.



### FIRST FLOOR LANDING

Door to built-in cupboard housing hot water cylinder.

### BEDROOM ONE 4.80m x 2.87m (15'9 x 9'5)

2 uPVC double glazed windows to front. Radiator. Door to large walk-in recessed wardrobe cupboard. Door to:

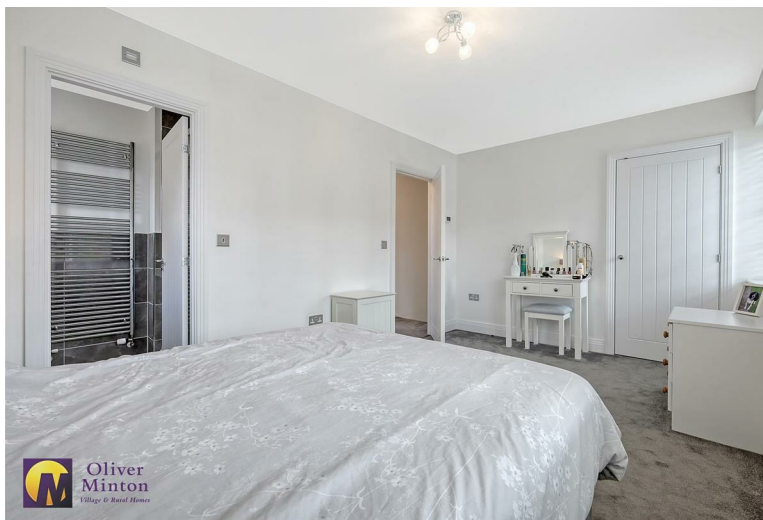


### EN-SUITE SHOWER ROOM

Immaculate white suite comprising white WC, wash hand basin with cupboard under. Large tiled shower cubicle with glazed door. Large chrome heated towel rail. Matching ceramic tiled floor and part tiled walls. Shaver socket. Inset ceiling lights. Extractor fan. uPVC double glazed obscure window.







## **BEDROOM TWO 4.55m including wardrobes x 2.97m max (14'11 including wardrobes x 9'9 max)**

2 uPVC double glazed skylight windows. Access hatch to loft space. Radiator. Double doors to built-in wardrobe cupboard. Doors to walk-in undereaves storage space. Door to:

## **EN-SUITE SHOWER ROOM**

Large shower cubicle with glazed sliding doors. White suite comprising wash hand basin and WC with concealed cistern. Large chrome heated towel rail. Ceramic tiled floor. Porcelain part tiled walls. Inset ceiling lights. Extractor fan. Shaver point.

## **OUTSIDE**

### **FRONT GARDEN & DRIVEWAY**

Block paved driveway and area of lawn, with flower and shrub border. Paved pathway to front door and side access gate.

### **GARAGE**

Up and over door. Power and light connected. Eaves storage space.

### **REAR GARDEN**

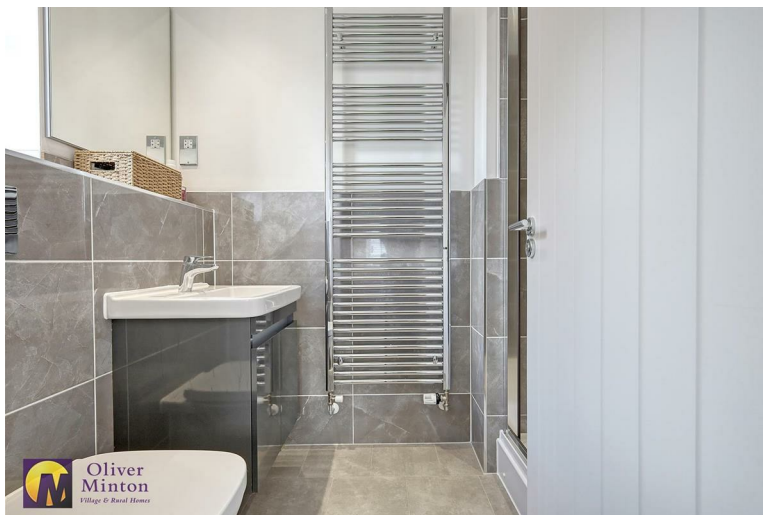
Laid mainly to lawn with paved patio area and enclosed by panelled fencing. Fitted electrically operated awning over French windows opening from Kitchen.

## **AGENTS NOTES**

**SERVICE CHARGE** - A payment of circa £304 per annum is paid towards the upkeep of the communal areas within the development.

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/>





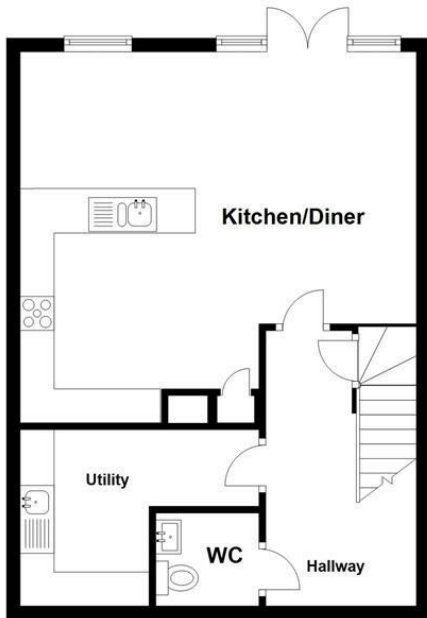


## MORTGAGE ADVICE

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

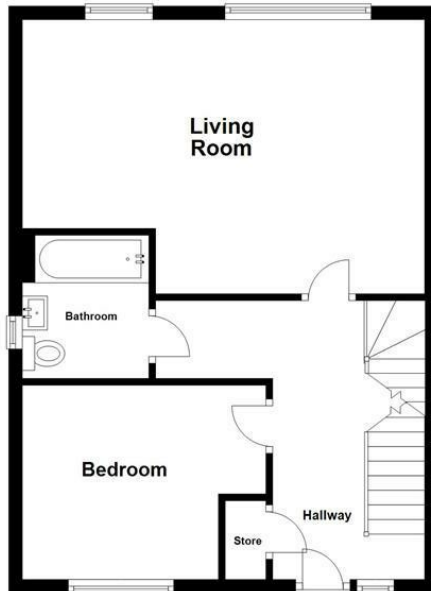
### Lower Ground Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



### Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



### First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 133.4 sq. metres (1436.1 sq. feet)

**Barleymead**

**Tenure:** Freehold

**Council Tax Band:** F

**Viewing Arrangements:**

Strictly by appointment


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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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 	

**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.

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