



**Oliver  
Minton**  
*Sales & Lettings*

**5 Mansfield,  
Colliers End, Nr Ware**  
Herts SG11 1DL  
**Asking Price £995,000**

Built by Pelham Structures in 2018 and benefiting from the remainder of the 10 year NHBC warranty, Oliver Minton Village & Rural Homes are delighted to offer this superb 3-storey detached family house with circa 2768 sq ft of stylishly presented accommodation offering up to seven bedrooms if needed. With a delightful rear garden backing onto fields and a Parish Council owned paddock to the front, this Colliers End location very much creates a feeling of being rural, yet is only a short drive from Ware & Puckeridge, the A10 and the A120. St Edmund's College is also just a few minutes drive away.





### **ENTRANCE HALL**

Front door and double glazed window to front. Oak flooring, stairs to first floor, inset ceiling lights, underfloor heating and doors to:

### **LIVING ROOM 6.02m x 3.96m including chimney breast (19'9 x 13'0 including chimney breast)**

Triple aspect double glazed windows to front and side and double glazed French doors to garden. Oak flooring with underfloor heating, exposed timber beams, feature brick fireplace housing wood burning stove and double doors to the kitchen/family room. Door from hall.



### **UTILITY ROOM 2.31m including cupboard x 2.01m (7'7 including cupboard x 6'7)**

Double glazed side access door. Tiled flooring with underfloor heating. Fitted storage units with granite work surface incorporating stainless steel sink unit with mixer tap. Space for washing machine and fridge. Door to built-in storage cupboard and cupboard housing wall-mounted 'Worcester' boiler fired by LPG gas.



### **CLOAKROOM 2.01m x 1.42m (6'7 x 4'8)**

Obscure double glazed window to front, oak flooring with underfloor heating, white WC, vanity wash hand basin with mixer tap, tiled splash back and cupboard under.

### **SUPERB KITCHEN/FAMILY ROOM 7.85m x 6.05m (25'9 x 19'10)**

A stunning triple aspect, open plan living space with exposed timber beams and underfloor heating. Attractive fitted kitchen with an extensive range of units with granite work surfaces incorporating inset one and half bowl stainless steel sink unit with mixer tap. Fitted Neff appliances including large five burner, gas hob with filter extractor hood above, dual integrated ovens, dishwasher, fridge and freezer. Island breakfast bar and built in dresser/multimedia unit with ample storage units. Double glazed French doors open to rear garden. Under stairs storage cupboard and door to utility room. Inset ceiling lights. Double doors to living room.

### **FIRST FLOOR LANDING**

Double glazed window to front, inset ceiling lights, door to large airing cupboard housing hot water cylinder, stairs to second floor and doors to:

### **MASTER BEDROOM SUITE**

#### **ENTRANCE VESTIBULE 2.21m x 1.73m (7'3 x 5'8)**

Door from landing. Space for wardrobes. Door to Dressing Room and doorway to:

#### **BEDROOM AREA 6.02m x 3.78m (19'9 x 12'5)**

Stunning master suite with multiple double glazed windows to rear with superb views across open fields, feature vaulted ceiling with timber beams, extensive range of built in bedroom furniture with wardrobes, cupboards and drawer units, radiator.

#### **DRESSING ROOM 2.18m x 1.96m (7'2 x 6'5)**

Inset ceiling lights, built in storage with shelving, drawers and hanging and door to:

#### **EN-SUITE SHOWER ROOM 2.18m x 2.13m (7'2 x 7'0)**

Obscure double glazed window to side, inset ceiling lights, extractor fan, chrome heated towel rail, tiled flooring with under floor heating, concealed cistern WC, glazed corner shower cubicle with hand rinser and separate rainfall shower head over, vanity wash hand basin with mixer tap and cupboard under, shaver point.



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**BEDROOM TWO 3.38m x 3.00m (11'1 x 9'10)**

Double glazed window to front, radiator and door to:

**EN-SUITE SHOWER ROOM 2.97m x 1.02m (9'9 x 3'4)**

Low level WC, vanity wash hand basin with mixer tap and cupboard under with tiled splash back, tiled flooring with under floor heating, shower cubicle with glazed door, recessed spot lights, chrome heated towel rail and shaver point.

**BEDROOM THREE 3.45m x 3.18m (11'4 x 10'5)**

Double glazed window to side and radiator.

**BEDROOM FOUR 3.48m x 3.18m (11'5 x 10'5)**

Double glazed window to front and radiator.

**FAMILY BATHROOM 3.00m x 1.85m (9'10 x 6'1)**

Obscure double-glazed window to rear, white panel enclosed bath with mixer tap, tiled splash back. Low level flush WC, vanity wash hand basin with mixer tap and cupboard under and tiled splash back. Includes shaver point, chrome heated towel rail, tiled flooring with under floor heating, corner shower cubicle with hand rinser and separate rainfall shower head. Inset ceiling lights. Glazed corner shower cubicle.

**SECOND FLOOR LANDING**

Doors to:

**BEDROOM FIVE 4.72m x 3.91m (15'6 x 12'10)**

Double glazed skylight window to rear with views over open fields and radiator.

**BEDROOM SIX 4.19m x 4.14m + cupboards (13'9 x 13'7 + cupboards)**

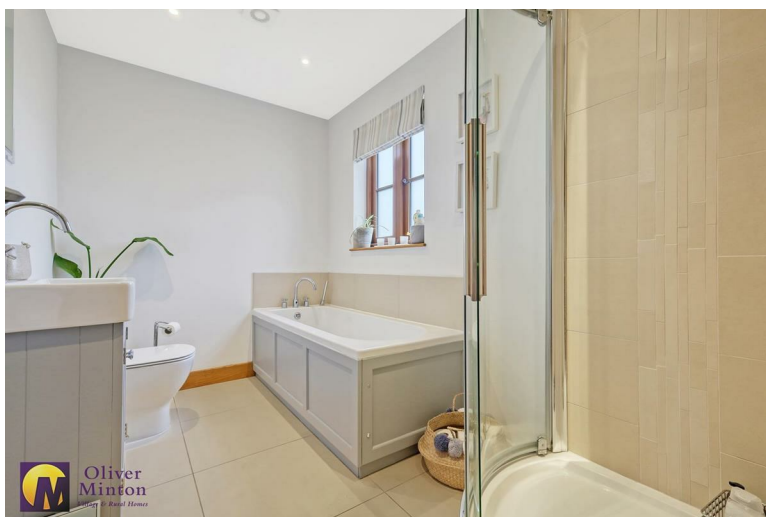
Double glazed skylight window to side, radiator and full width eaves storage cupboards. NB. There is access here to plumbing services for the potential creation of a bathroom.

**BEDROOM SEVEN 3.89m x 3.45m (12'9 x 11'4)**

Double glazed window to side and radiator.

**REAR GARDEN 19.81m x 13.72m (65 x 45)**

A stunning feature is the garden with panoramic views over open fields directly to the rear. Predominately laid to lawn with a large Indian sandstone patio and well stocked timber planters. Enclosed by panel fencing with pedestrian gated access to front. Outside tap and lighting.





### **DRIVEWAY**

Electric car charging point and driveway providing off street parking.

### **DOUBLE CAR PORT**

(the 2 right hand car ports). Heritage style car port with under cover parking spaces for two cars.

### **PADDOCK TO FRONT**

This is owned and maintained by the Parish Council and creates an attractive frontage for the houses.

### **AGENTS NOTE**

The property is connected to mains water, drainage and electricity. The property is heated by LPG gas via a boiler which provides the under floor heating on the ground floor and radiators to the rest of the house.

There is a Mansfield Management Company Ltd, of which each property is a shareholder and a contribution of £120 per annum is paid towards the upkeep of the communal areas.

The house benefits from the remainder of a 10 year NHBC warranty and there are fitted solar panels.

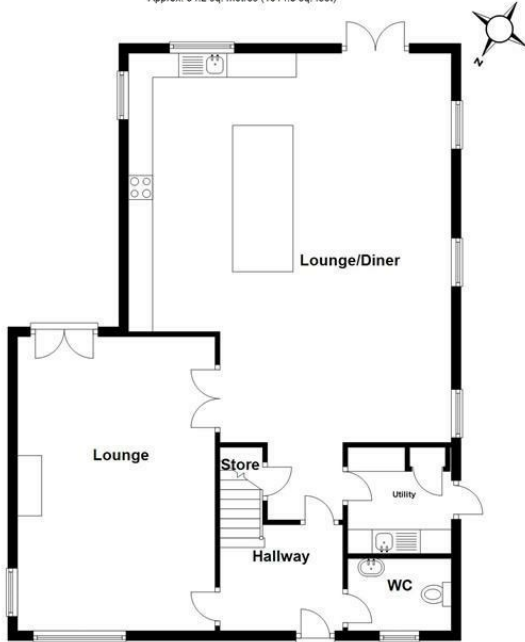
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



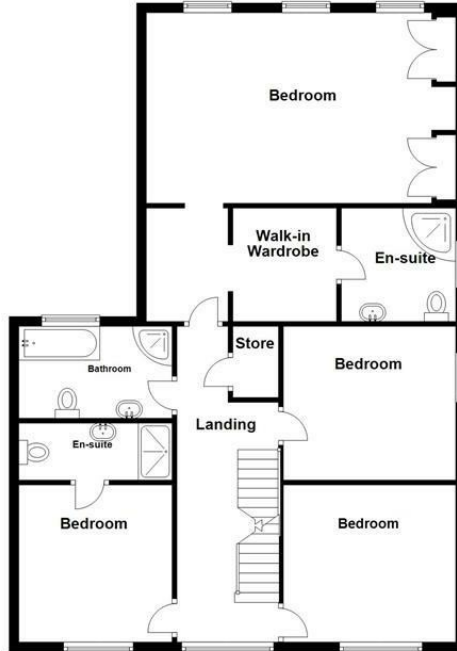
### **MORTGAGE ADVICE**

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

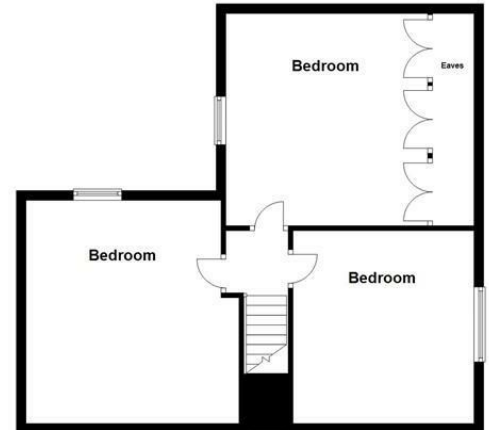
**Ground Floor**  
Approx. 94.2 sq. metres (1014.3 sq. feet)



**First Floor**  
Approx. 101.6 sq. metres (1094.0 sq. feet)



**Second Floor**  
Approx. 81.4 sq. metres (861.4 sq. feet)



Total area: approx. 257.3 sq. metres (2769.7 sq. feet)  
**Mansfield**

**Tenure:** Freehold

**Council Tax Band:** G

**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>	<b>81</b>	<b>83</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.

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.