



**Oliver  
Minton**  
*Sales & Lettings*

**11 Perowne Way,  
Puckeridge**

**Herts, SG11 1SZ**

**Price Guide £650,000**

Oliver Minton Village & Rural Homes are delighted to offer this beautifully presented 'CHAIN FREE' 4 bedroom detached family house, suitable for young families and retired couples alike. Superbly appointed with a sunny south-westerly facing rear garden, in a highly convenient cul-de-sac location, the house is a short walk from Roger De Clare First School & Nursery, Ralph Sadleir Middle School, the Community Centre & recreation ground and the doctor's surgery.





### **ENCLOSED ENTRANCE PORCH**

Composite front door with double glazed inserts. Radiator. uPVC obscure double glazed windows. Inner door to:

**LIVING ROOM 7.77m x 3.89m reducing to 3.35m in dining area (25'6 x 12'9 reducing to 11'0 in dining area)**

A spacious dual aspect room with upVC double glazed window to front and double glazed sliding patio doors to rear garden. 2 radiators with decorative covers. Side double doors to Inner Lobby. Side door to:



**KITCHEN / BREAKFAST ROOM 6.50m x 3.28m reducing to 3.12m (21'4 x 10'9 reducing to 10'3)**

Excellent range of wall, base and drawer units with granite effect work surfaces incorporating sink unit and integrated 'Neff' induction hob with extractor hood above. Plumbing for washing machine. Integrated dishwasher. Built-in 'Zanussi' electric double ovens, integrated fridge and freezer. Peninsular breakfast bar/work surface. Dual aspect uPVC double glazed windows to side and rear. uPVC double glazed door to rear garden. Inset ceiling lights. Radiator.

**INNER LOBBY**

Radiator. Staircase to first floor. Double doors to:

**CLOAKROOM**

Updated white suite comprising WC with concealed cistern and push button flush, wash hand basin with cupboard under. Chrome heated towel rail. uPVC double glazed obscure window to side. Door to understairs storage cupboard.

**FIRST FLOOR LANDING**

uPVC double glazed window to side with fitted blind. Access hatch to loft. Door to built-in airing cupboard housing hot water cylinder.



**BEDROOM ONE 3.56m + wardrobes x 3.43m (11'8 + wardrobes x 11'3)**

uPVC double glazed window to front. Radiator with decorative cover. Recessed double wardrobes. Fitted window blinds and curtains.

**BEDROOM TWO 3.07m x 2.67m (10'1 x 8'9)**

uPVC double glazed window to front. Free-standing wardrobes and matching drawer unit. Radiator. Fitted window blinds and curtains.



**BEDROOM THREE 3.38m including wardrobes x 2.62m (11'1" including wardrobes x 8'7")**

uPVC double glazed double glazed window to rear with fitted curtains. Radiator. Fitted double wardrobe unit with matching free-standing bedside drawer units.

**BEDROOM FOUR 2.97m x 2.16m (9'9 x 7'1)**

uPVC double glazed window to rear with fitted curtains. Radiator.





## **LUXURY RE-FITTED SHOWER ROOM 2.31m x 1.68m (7'7 x 5'6)**

Large tiled shower cubicle with glazed doors. WC, contemporary wash hand basin with storage drawers below. Chrome heated towel rail. Fully tiled walls. uPVC double glazed obscure window. Inset ceiling lights.

## **OUTSIDE**

### **FRONT GARDEN & DRIVEWAY**

Brick paved driveway with parking for 3 cars. Side access to both sides of property.

### **GARAGE**

Electric remote control up and over door. Wall-mounted 'Potterton Profile' gas fired boiler. uPVC double glazed personal access door. Single glazed horizontal window. Power and light connected.

### **SOUTH-WESTERLY FACING REAR GARDEN 12.19m x 9.14m (40' x 30' )**

Area of decking leading to lawn with flower and shrub borders. Enclosed by panelled fencing. Summerhouse and timber garden shed. Outside water tap.

### **AGENTS NOTES**

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

GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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**

**Email:** puckeridge@oliverminton.com

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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