



**Oliver
Minton**
Sales & Lettings

1 New Cottages
Hare Street, Buntingford
Herts SG9 0EF
Asking Price £675,000

Oliver Minton Village & Rural Homes are delighted to offer this attractive and beautifully presented 3 double bedroom character home on a super corner plot with off-street parking for 3 cars, a wonderful large garden with the benefit of an extra vegetable garden for buyers looking to grow some home produce! Superbly maintained inside and out, with lovely attention to detail, the accommodation and further features comprise: entrance hall, cloakroom, study area, spacious living room with exposed beams, large kitchen/diner, utility room, 3 double bedrooms, en-suite shower room, family bathroom, oil fired central heating and uPVC double glazing.





ENTRANCE HALL

Part glazed stable door on side elevation of house. Radiator. Double doors to built-in cloaks cupboard. Multi-pane door to;

INNER LOBBY

Exposed beams. Door to Living Room. Opening to:

STUDY AREA 3.78m max x 2.39m main area reducing to 1.37m (12'5 max x 7'10 main area reducing to 4'6)

Dual aspect uPVC double glazed windows to front and side. Radiator. Staircase to first floor with understairs storage cupboard.

CLOAKROOM

Modern white suite comprising WC, pedestal hand basin. Radiator. Double glazed uPVC obscure window.





LIVING ROOM 6.22m + alcove x 4.14m (20'5 + alcove x 13'7)

2 uPVC double glazed windows to front. Attractive fireplace housing log burner. 2 radiators. Exposed vertical beams dividing lounge and dining areas. Built-in corner base unit. Front door. Stable door to:

KITCHEN / DINER 6.38m x 3.71m (20'11 x 12'2)

uPVC double glazed windows to rear and uPVC double glazed French doors opening to rear garden. Vertical panel radiator. Concealed lighting over 'Corian' work surfaces incorporating circular bowl sink unit. Built-in 'Rangemaster' electric range cooker. Inset ceiling lights. Plumbing for dishwasher. Space for fridge/freezer. Doorway to:

UTILITY ROOM 2.92m x 2.18m (9'7 x 7'2)

Dual aspect uPVC double glazed windows to side and rear. Fitted wall, base and drawer units. Vertical panel radiator. Inset ceiling lights. 'Corian' work surfaces with inset sink. Stable door to rear garden.

FIRST FLOOR LANDING

Exposed beams.

BEDROOM ONE 3.53m including wardrobes x 3.05m + alcove (11'7 including wardrobes x 10'0 + alcove)

2 double glazed uPVC windows to rear with lovely views. Fitted double wardrobes. Radiator. Access hatch to loft with pull-down ladder. Alcove with space for free-standing wardrobe. Door to:

EN-SUITE SHOWER ROOM

Modern white suite comprising WC, wash hand basin with cupboards under, large tiled shower cubicle with glazed door. Ladder-style chrome heated towel rail. Inset ceiling lights. Extractor fan.

BEDROOM TWO 4.06m x 3.18m + wardrobe (13'4 x 10'5 + wardrobe)

Dual aspect double glazed windows to front and rear. Radiator. Access hatch to loft. Double doors to WALK-IN WARDROBE with bespoke fitted wardrobes and shelving and housing hot water cylinder.





BEDROOM THREE 3.05m x 3.02m (10'0 x 9'11)

uPVC double glazed window to front. Radiator. Built-in corner wardrobe cupboard. Exposed beams.

SUPERB LARGE FAMILY BATHROOM 3.81m x 2.29m (12'6 x 7'6)

Attractive suite comprising white WC, bidet, wash hand basin with vanity unit, large bath with hand shower attachment. Radiator. Dual aspect obscure uPVC double glazed windows. Built-in storage/linen cupboard. Tongue and groove part panelled walls.



OUTSIDE

Picket fence to front. Side access gate.

OFF-STREET PARKING

There is off-road parking for 3 vehicles.

SUPERB LARGE REAR GARDEN

A real feature of the property, with lovely rural views to the rear. Large paved patio area with steps down to lawn. Flower and shrub beds. Outside water tap and lights. Three outside double sockets. Housing for oil tank, logs and bin store.



Large timber outbuilding with power and light connected with potential multiple uses.

Shared, gated pathway from rear of garden leading to:

VEGETABLE GARDEN

Enclosed garden area backing on to farmland. Vegetable plots and timber garden sheds.

AGENTS NOTES

SERVICES - There is a fitted security alarm system, oil fired central heating, mains water, drainage and electricity.

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
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 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.
Made with Metropix ©2024

Tenure: Freehold

Council Tax Band: D

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.