



**Oliver
Minton**
Sales & Lettings

**31 The Crescent
Near Cottered
Herts SG9 9QY
Price Guide £485,000**

Nestled in the charming village of Cottered, surrounded by beautiful countryside, this delightful semi-detached home is perfect for those seeking both space and comfort.

Set back from the road on a mature and expansive plot, notable features include A SUPERB 160 FT REAR GARDEN (approx), perfect for children to play and for the green fingered gardening enthusiast, A DETACHED DOUBLE GARAGE and EXTENSIVE PARKING FOR SEVERAL VEHICLES.

Upvc double glazing and oil fired central heating to radiators feature throughout. There is plenty of scope to extend, subject to the usual planning consents, should an incoming buyer wish to do so.

The current accommodation consists of a traditional hallway leading to a spacious, triple aspect kitchen/dining room, perfect for family meals. The cosy living room has an attractive wood burner and is complemented by a conservatory, which provides a bright and inviting space to relax and unwind.

The property also boasts three well-proportioned bedrooms, making it an ideal choice for families or those looking for extra room to accommodate guests or a home office. Additionally, the ground floor bathroom and an upstairs shower room ensure convenience for all family members.

Cottered is a desirable village with an active community, including a village hall, parish church, scout group and 'The Bull' public house.

The larger market town of Buntingford is just a few miles drive away, offering a bustling High Street with a variety of shops, pubs, restaurants and coffee shops and schooling for all ages.



Accommodation

Front door opening to:

Reception Hall

Stairs rising to first floor. Under stairs storage space. Radiator. Wood laminate flooring.

Living Room 4.26m x 3.35m (13'11" x 10'11")

Inset fireplace with granite heart and timber mantle, housing attractive wood burning stove. Radiator. Double glazed sliding patio doors opening to conservatory.

Conservatory 3.94m x 3.06m (12'11" x 10'0")

A great addition to the property, a room that can be used in all seasons. Of brick and Upvc construction with glazing to two sides and double doors opening to garden. Upvc panelling to the ceiling. Radiator.

Kitchen/Dining Room 6.21m max x 3.30m max (20'4" max x 10'9" max)

A lovely light and bright room with triple aspect double glazed windows to front, side and rear. Fitted with a modern range of shaker style wall and base units in cream, with solid wood block work surfaces over. Complementary tiling and wood panelling to splash-back areas. Inset enamel one and a half bowl sink and drainer. Integrated tall fridge freezer and dishwasher. Space for freestanding cooker. Door to walk-in larder with fitted shelving and space and plumbing for washing machine. Wood laminate flooring. The dining area has plenty of space for a good size table and chairs. Open square arch through to:





Rear Lobby

Part double glazed door opening to rear. Radiator. Door to:

Bathroom

White suite: Panel enclosed bath. Pedestal wash hand basin. Low flush w.c. Fully tiled to bath area and half height wood panelling to remainder. Heated towel rail plus radiator. Two double glazed frosted windows. Wall mounted 'Wallstar' oil fired boiler serving domestic hot water and radiators.

First Floor

Double glazed window to front. Landing with loft access hatch. Loft is part boarded with a pull down ladder and light connected.

Bedroom One 4.25m x 3.35m (13'11" x 10'11")

Double glazed window to rear. Radiator. Comprehensive range of bespoke built-in wardrobe cupboards.

Bedroom Two 3.62m x 2.92m max (11'10" x 9'6" max)

Double glazed window to rear. Small decorative fireplace with tiled hearth. (not in use) Radiator. Access to eaves storage area.

Bedroom Three 2.42m x 2.30m (7'11" x 7'6")

Double glazed window to side. Radiator.

Shower Room

Modern white suite: Large recessed walk-in shower cubicle with glazed screen. Vanity wash hand basin with storage below. Low flush w.c. Fully tiled walls. Heated towel rail. Shaver point and extractor fan.



Exterior

The property sits well back from the road behind a pretty, mature front garden. A long driveway to one side leads to a wide gate, giving secure access to a further generous parking area in front of the garage.

Double Garage 5.23m x 5.42m (17'1" x 17'9")

Twin up and over doors leading to an open space with no division. Power and light connected. Rear window and personal door to rear garden. The oil tank can be found behind the garage.

Rear Garden 48.77m approximately (160' approximately)

The mature setting is replicated to the rear, with a larger than average plot that enjoys a south easterly aspect. A patio/seating area to the immediate rear of the house leads on to lawn areas interspersed with mature trees and shrubs and a well established garden pond, all enhancing the private nature of the garden. To the far rear there is a gated access to another part of the garden with two timber sheds, a greenhouse and polytunnel. This area would be ideal to cultivate and grow your own fruit and vegetables or alternatively a great, safe space for a children's play area.

Services

Mains electricity, water and sewerage. Oil fired central heating to radiators. Broadband & mobile phone coverage can be checked at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



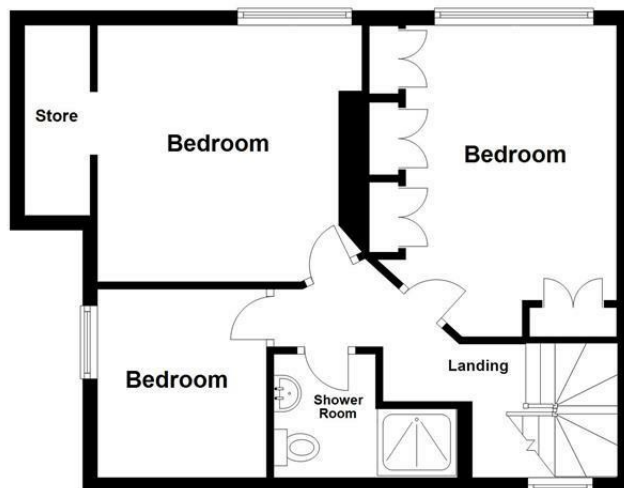
Ground Floor

Approx. 58.9 sq. metres (633.6 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Total area: approx. 105.7 sq. metres (1138.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

The Crescent

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Tenure: Freehold

Council Tax Band: D

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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