



**Oliver  
Minton**  
*Sales & Lettings*

**4 Bird Court, Colliers End  
Nr Ware**

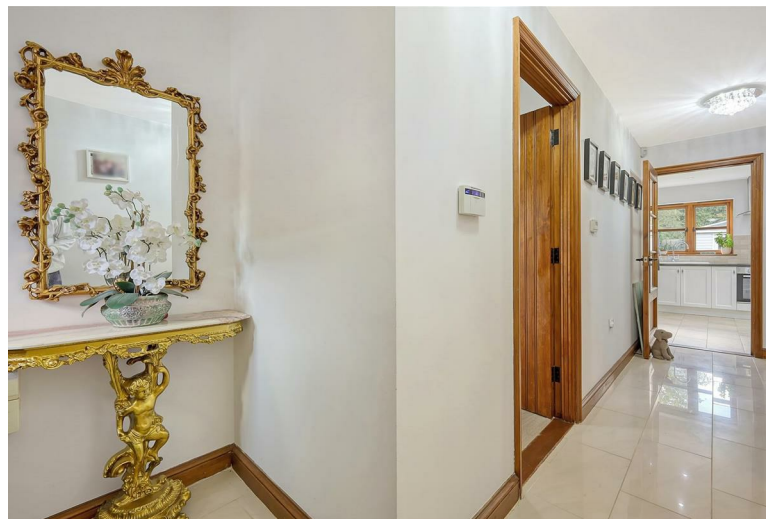
**Herts SG11 1BL**

**Asking Price £650,000**

Oliver Minton Village & Rural Homes are delighted to offer this attractive 4 bedroom detached family house with double cart lodge/garage, well appointed at the end of this attractive courtyard development of just 4 houses and benefitting from extra off-street parking to the front. The well presented accommodation extends to 1228 sq ft and comprises hallway, cloakroom, study, lounge, superb kitchen/dining room, utility room, main bedroom with updated en-suite shower room, 3 further bedrooms and updated family bathroom. There is double glazing, heating is via air source heat pump and a lovely rear garden with super detached summerhouse. Colliers End is a sought-after small village between Ware and Puckeridge, within short driving distance of St Edmund's College.







### ENTRANCE HALLWAY

Porcelain tiled floor. Alcove with double glazed window to front. Door to understairs storage cupboard.

### CLOAKROOM

Modern white suite comprising WC and wash hand basin. Double glazed obscure window. Ceramic tiled floor. Extractor fan.

### STUDY 2.29m x 1.88m including alcove (7'6 x 6'2 including alcove)

Double glazed window to front. Fitted storage cupboards.



### LOUNGE 4.32m x 3.58m (14'2 x 11'9)

Double glazed window to front. Wood laminate floor. Feature fireplace surround with inset fire.





## **SUPERB KITCHEN / DINER 5.41m x 3.28m (17'9 x 10'9)**

Ceramic tiled floor. Work surfaces and peninsular breakfast bar. Integrated fridge and freezer. Inset sink unit. Double glazed window to rear and double glazed French doors to rear garden. Built-in 'Logik' electric induction hob with extractor canopy above and electric oven below. Integrated fridge, freezer and dishwasher. Door to:

## **UTILITY ROOM 2.26m x 1.27m (7'5 x 4'2)**

Double glazed side access door. Ceramic tiled floor. Fitted wall and base units and work surface incorporating sink unit. Plumbing for washing machine. Door to large larder cupboard housing wall-mounted 'Stiebel Eltron' air source heat pump boiler.

## **FIRST FLOOR LANDING**

Double glazed window to side on half landing. Large access hatch to loft. Built-in airing cupboard housing hot water cylinder.

## **BEDROOM ONE 3.61m + wardrobes x 3.20m (11'10 + wardrobes x 10'6)**

Double glazed window to front. Built-in airing cupboard housing hot water cylinder. Double doors to recessed wardrobe cupboard. Door to:

## **EN-SUITE SHOWER ROOM**

Modern white suite comprising WC with concealed cistern, wash hand basin with cupboard under and shower cubicle with glazed door. Heated towel rail. Double glazed obscure window. Extractor fan.

## **BEDROOM TWO 3.28m x 2.62m (10'9 x 8'7)**

Double glazed window to rear. Double doors to recessed wardrobe cupboard.

## **BEDROOM THREE 3.38m x 2.49m (11'1 x 8'2)**

Double glazed window to front.

## **BEDROOM FOUR 3.25m x 2.08m (10'8 x 6'10)**

Double glazed window to rear.

## **FAMILY BATHROOM 2.26m x 1.85m (7'5 x 6'1)**

Modern white suite comprising wash hand basin with cupboards under, WC and bath with hand shower attachment and glazed shower screen. Double glazed obscure window. Extractor fan. Part tiled walls. Shaver point.

## **FRONT GARDEN**

Side access gate to rear garden.







## DOUBLE CART LODGE / GARAGE 5.41m x 4.90m (17'9 x 16'1)

Electric remote control roller door. Access hatch to loft storage space. Power and light connected.

## FURTHER PARKING SPACE

Paved parking area.

## REAR GARDEN 12.50m x 9.14m (41' x 30')

Full width paved patio area leading to lawn with flower and shrub borders. Attractive pond and rockery. Air source heat pump. Outside water tap.

## LARGE SUMMERHOUSE 3.45m x 2.87m (11'4 x 9'5)

A super multi-use outbuilding. Power and light. Double glazed windows and door. Internally plastered, wooden boarded floor. Outside power points.

## AGENTS NOTES

Mains water, sewerage and electricity are connected and heating is via air source heat pump. The house exterior was painted in 2024.

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





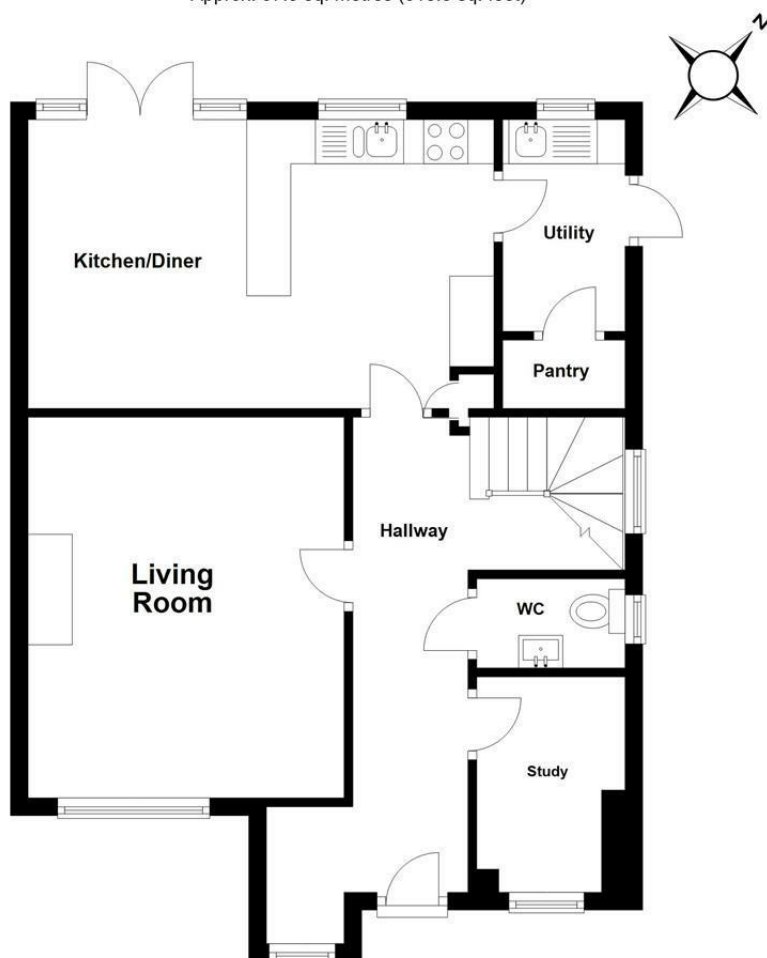


## MORTGAGE ADVICE

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

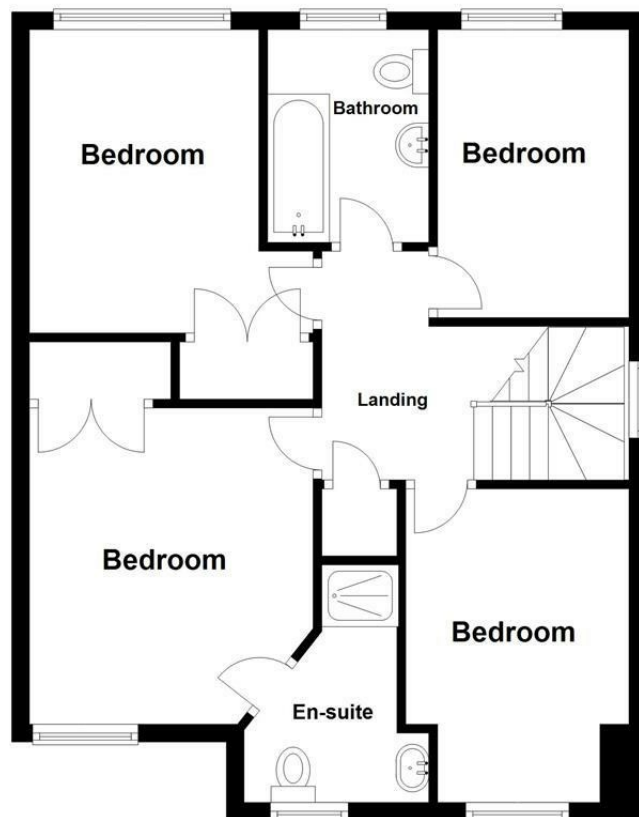
## Ground Floor

Approx. 57.5 sq. metres (618.8 sq. feet)



## First Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



Total area: approx. 114.2 sq. metres (1228.8 sq. feet)

**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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</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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