



Oliver
Minton
Village & Rural



**Oliver
Minton**
Sales & Lettings

**9 Wickham Way,
Puckeridge
Herts, SG11 1SX
Guide Price £599,995**

Oliver Minton Village & Rural Homes are delighted to present this 4 bedroom detached family house set in a peaceful cul-de-sac and within a short walk of beautiful countryside. In addition, the village schools, community centre, recreation ground and doctor's surgery are close by. The accommodation features: entrance porch, lounge/dining room, kitchen, main bedroom with en-suite bathroom, 3 further bedrooms and family bathroom. There is a generous rear garden with side access to the front, integral garage, uPVC double-glazing and gas central heating throughout. The driveway has parking for several cars.



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Entrance Porch 2.32 x 1.4 (7'7" x 4'7")

Composite front door with obscure double-glazed inserts. uPVC double-glazed window to front. Storage cupboard. Door to:

Lounge/Dining Room 7.78 x 3.87 (25'6" x 12'8")

Wooden flooring. uPVC Double-glazed patio doors to rear garden. Two radiators. uPVC double-glazed window to front.

Kitchen 3.25 x 2.6 (10'7" x 8'6")

uPVC double-glazed door to rear garden. uPVC double-glazed windows to rear. Radiator. Range of fitted wall, base and drawer units with work surfaces incorporating sink and 'Neff' electric halogen hob with 'Bosch' extractor hood above and 'Neff' electric oven below. Integrated 'Bosch' dishwasher. Recess with free-standing 'Bosch' American style large fridge/freezer.

Hallway

Stairs to first floor. Under-stairs storage cupboard. Door to:





Cloakroom

Tiled walls. Small radiator. Frosted window. Low-level flush WC and sink basin.

First Floor Landing

Doors to all bedrooms and family bathroom. uPVC double-glazed window. Access hatch to partly-boarded loft.

Bedroom One 4.09 x 3.26 (13'5" x 10'8")

Double-glazed window to front with views over the village. Radiator. Door to en-suite shower room.

En-suite shower room 2.38 x 1.27 (7'9" x 4'1")

Tiled walls. Walk-in shower cubicle. Chrome heated towel rail.

Bedroom Two 3.54 x 2.83 (11'7" x 9'3")

Double-glazed window to rear. Radiator.

Bedroom Three 3.26 x 2.81 (10'8" x 9'2")

Double-glazed window to rear. Radiator.

Bathroom 1.97 x 1.69 (6'5" x 5'6")

White suite comprising bath with shower above and rail with shower curtain, WC, wash hand basin and chrome towel rail. Partially tiled walls and radiator. Obscure uPVC double glazed window.

Bedroom Four 2.99 x 2.62 (9'9" x 8'7")

Double-glazed window to front with views across the village. Radiator.

Rear Garden

Decked area and area of lawn. Flower and shrub borders. Garden enclosed by panelled fencing. Outside water tap. Side access to front driveway with door to garage.

Garage 5.3 x 2.66 (17'4" x 8'8")

'Garador' retractable up and over door. Part glazed personal access door to rear garden. Wall-mounted 'Worcester Bosch' gas fired boiler (new in December 2022). Eaves storage space. Plumbing for washing machine, tumble drier and fridge-freezer. Gas and electric meter boxes.

Front Driveway

Block paved driveway with parking for several cars. Side access gate to rear garden.

Agent's 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/>

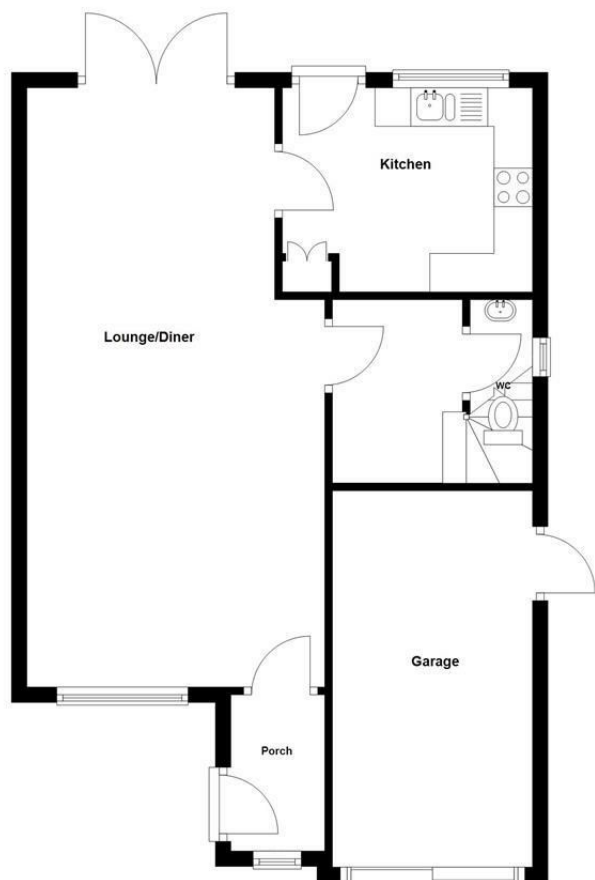




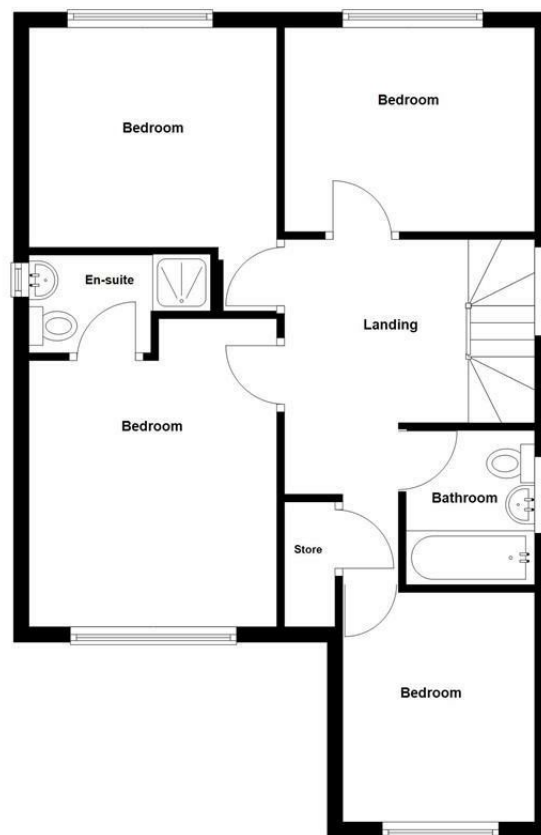
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Ground Floor
Approx. 59.9 sq. metres (644.7 sq. feet)



First Floor
Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 118.3 sq. metres (1273.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Wickham Way

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
	EU Directive 2002/91/EC 	

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