



Oliver
Minton
Village & Rural Homes



**Oliver
Minton**
Sales & Lettings

**17 South Road,
Puckeridge**
Herts SG11 1TH
Asking Price £639,995

Oliver Minton Village & Rural Homes are delighted to offer this attractive older-style, well presented four bedroom semi-detached family house, set well back from the road and situated in an excellent non-estate location within walking distance of the Puckeridge village schools and amenities. Features include uPVC double glazing, gas central heating to radiators, extensive parking on the front driveway, attractive 62' x 40' rear garden with useful detached outbuilding and accommodation comprising entrance hall, extended lounge/diner, separate sitting room, 23'9 kitchen/breakfast room, double glazed conservatory, master bedroom with en-suite shower room, 3 further bedrooms and first floor bathroom.





Entrance Hall

uPVC front door with double glazed insets.
uPVC double glazed window to front. Radiator.
Wood laminate floor. Staircase to first floor.
Door to sitting room. Door to Lounge/Diner.

Lounge/Diner 6.27m x 2.62m < 2.77m (20'7 x 8'7 < 9'1)

Two uPVC double glazed windows to front.
Two radiators. Inset ceiling lights. Part glazed
door to Kitchen/Breakfast Room.

Sitting Room 4.29m x 3.48m (14'1 x 11'5)

Dual aspect uPVC double glazed windows to
front and rear. Wood laminate floor. 2
radiators. Fireplace with inset wood burner.
Door to:





Kitchen / Breakfast Room 7.24m x 3.99m reducing to 2.54m (23'9 x 13'1 reducing to 8'4)

A split level room with ceramic tiled floor. Main Kitchen area with uPVC double glazed window to rear. Fitted wall, base and drawer units with work surfaces incorporating sink unit with mixer tap. Recess for range cooker with extractor canopy hood above. Plumbing for washing machine and dishwasher. Radiator. Inset ceiling lights. Step up to further kitchen area with breakfast bar peninsular and further work surfaces. Space for large fridge/freezer. Glass-fronted display cabinets. uPVC double glazed window to rear and opening to Conservatory. Door to under stairs storage cupboard. Wall unit concealing wall-mounted 'Ideal LogicMax' gas fired boiler.



Double Glazed Conservatory 2.95m x 2.79m (9'8 x 9'2)

uPVC double glazed construction. Ceramic tiled floor. Radiator.

First Floor Landing

Radiator. uPVC double glazed window to rear. Access hatch to insulated loft.



Bedroom One 4.39m x 2.77m (14'5 x 9'1)

uPVC double glazed window to front. Wood laminate floor. Inset ceiling lights. Radiator. Mirror-fronted built-in wardrobe cupboards with sliding doors. Door to:

En-Suite Shower Room 3.05m x 1.24m (10'0 x 4'1)

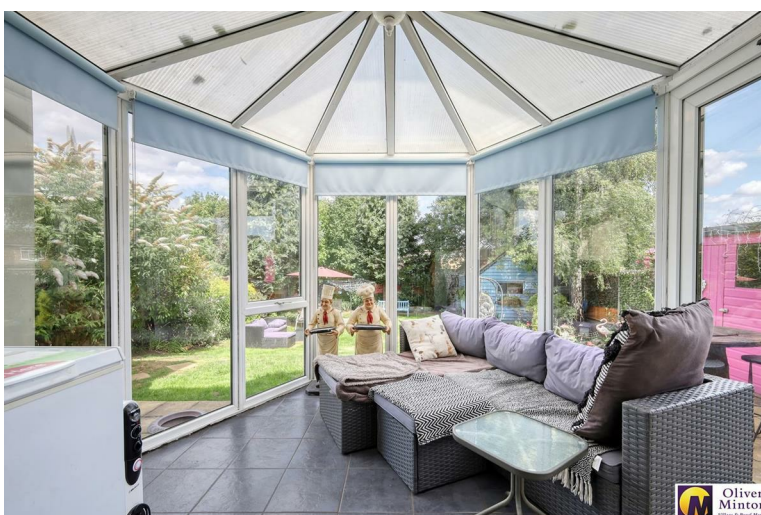
White suite comprising WC, corner wash hand basin and shower cubicle. Chrome heated towel rail. Wood laminate floor. Inset ceiling lights. Fully tiled walls. Double glazed obscure window.

Bedroom Two 3.23m + wardrobe x 2.82m (10'7 + wardrobe x 9'3)

uPVC double glazed window to front. Radiator. Door to recessed wardrobe cupboard. Wood laminate floor.

Bedroom Three 3.15m x 2.77m (10'4 x 9'1)

uPVC double glazed window to front. Radiator. Built-in double wardrobe with mirror-fronted sliding door. Wood laminate floor. Door to recessed wardrobe cupboard.





Bedroom Four 2.31m x 1.75m (7'7 x 5'9)
uPVC double glazed window to rear. Radiator.

Family Bathroom 2.57m x 1.40m (8'5 x 4'7)

White suite comprising bath with hand shower attachment, WC and pedestal hand basin. uPVC double glazed obscure window. Ceramic tiled floor. Chrome heated towel rail. Fully tiled walls.

Outside

Front Driveway

Extensive tarmac driveway. 5-bar gates to front. Side access pathway with gate, to rear garden.

Secluded Rear Garden 18.90m x 12.19m (62 x 40)

Mainly laid to lawn with flower and shrub borders, enclosed by panelled fencing. Rockery. Outside water tap.

Large Outbuilding 4.52m x 2.18m (14'10 x 7'2)

Timber construction. A useful building/home office, currently used for dog grooming, with power and light connected. Part glazed stable door.

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/>



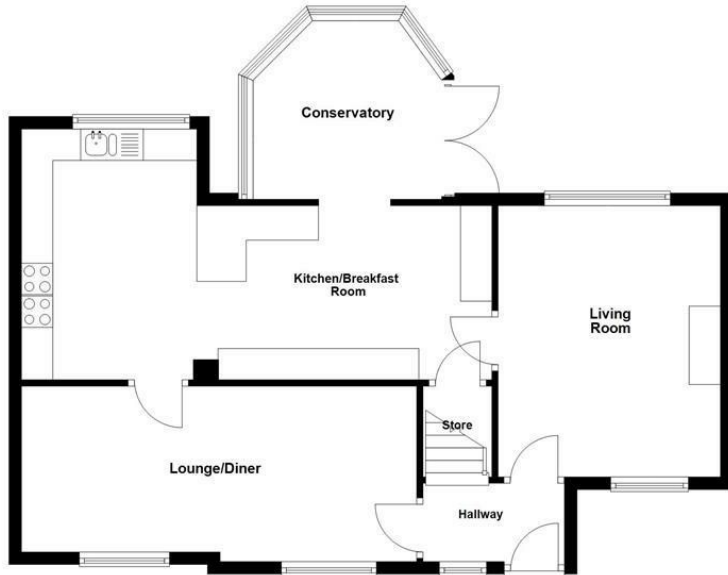


MORTGAGE ADVICE

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

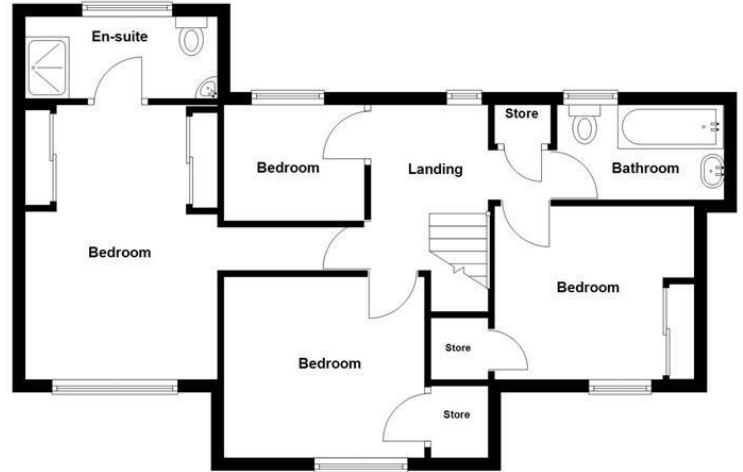
Ground Floor

Approx. 68.7 sq. metres (739.3 sq. feet)



First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Total area: approx. 125.9 sq. metres (1355.3 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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South Road

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		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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