



**Oliver  
Minton**  
*Sales & Lettings*

**2 The Chestnuts,  
Puckeridge**

**Herts SG11 1DQ**

**Asking Price £625,000**

Oliver Minton Village & Rural Homes are delighted to offer this attractive modern 5 bedroom family home with excellent driveway parking which includes a carport and garage. Superbly appointed at the entrance to this sought-after small development on the southern fringes of the village, close to open countryside, yet within walking distance of St Thomas of Canterbury Catholic Primary School and the other Puckeridge schools and High Street amenities. Built by Beverley Homes in 2019, circa 1500 sq ft of accommodation comprises hallway, cloakroom, superb open-plan kitchen/diner with glazed partition to separate lounge area, 4 first floor bedrooms, 'Jack & Jill' shower room and family bathroom and top floor master bedroom with walk-in wardrobe and en-suite shower room. There is uPVC double glazing, gas heating to radiators and an enclosed rear garden with large patio, artificial lawn and direct access into the garage.







### ENTRANCE HALL

Composite front door with double glazed inset. Staircase to first floor. Radiator with decorative cover. Door to Kitchen/Diner. Door to:

### CLOAKROOM

Modern white WC and pedestal hand basin. uPVC double glazed window. Ceramic tiled floor. Extractor fan.

### SUPERB OPEN-PLAN KITCHEN / DINER

With full width vertical panel glazed divide with door to Lounge.







**KITCHEN / DINER 5.79m x 2.67m in  
kitchen area < 3.89m in dining ar (19'0 x  
8'9 in kitchen area < 12'9 in dining area +)**

White quartz work surfaces incorporating sink unit and fitted wall, base and drawer units with integrated fridge and freezer, washing machine and dishwasher. uPVC double glazed window to front. Cupboard housing wall mounted Potterton gas fired boiler. Built-in Smeg induction hob with extractor unit above and built-in Smeg electric double ovens. Radiator with decorative cover. Inset ceiling lights.



**LOUNGE 4.93m x 4.11m (16'2 x 13'6)**

uPVC double glazed bay to rear with uPVC double glazed windows and French doors to rear garden. Radiator. Inset ceiling lights.

**FIRST FLOOR LANDING**

Radiator with decorative cover.

**BEDROOM TWO 5.89m x 2.92m (19'4 x 9'7)**

A dual aspect room with double glazed skylight windows to front and rear. Radiator.

**BEDROOM THREE 4.04m x 2.62m (13'3 x 8'7)**

uPVC double glazed window to rear. Radiator. Door to:

**'Jack & Jill' SHOWER ROOM 2.62m x 1.32m (8'7 x 4'4)**

Large shower cubicle with glazed sliding door. White WC and pedestal wash hand basin. Extractor fan. Ceramic tiled floor. Inset ceiling lights. Fully tiled walls. Chrome heated towel rail. Door to:

**BEDROOM THREE 3.35m x 2.62m (11'0 x 8'7)**

uPVC double glazed window to front. Radiator. Door to 'Jack & Jill' shower room.

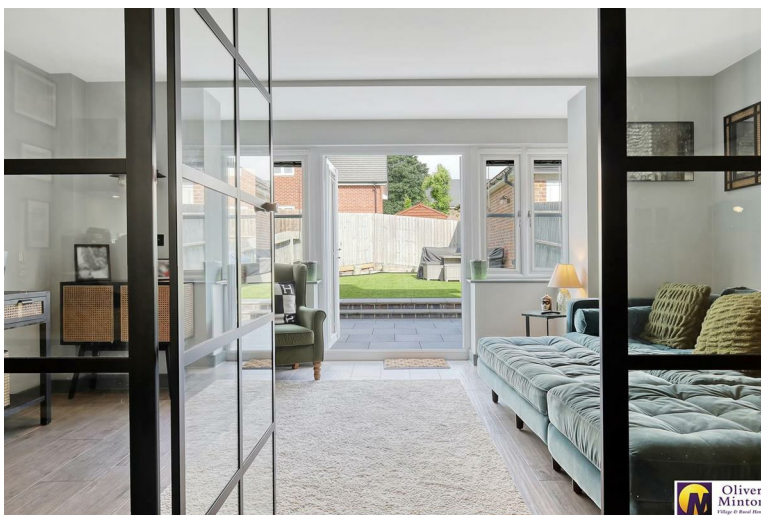


**BEDROOM FOUR 2.62m x 2.18m (8'7 x 7'2)**

uPVC double glazed window to rear. Radiator.

**FAMILY BATHROOM 2.16m x 1.65m (7'1 x 5'5)**

White suite comprising bath with shower above and glazed shower screen, pedestal hand basin and WC. Ceramic tiled floor. uPVC double glazed obscure window to front. Fully tiled walls. Shaver point. Extractor fan. Inset ceiling lights. Chrome heated towel rail.





## SECOND FLOOR LANDING

Door to recessed airing cupboard with light and housing hot water cylinder. Door to:

### BEDROOM ONE 4.37m + eaves storage cupboards x 3.89m (14'4 + eaves storage cupboards x 12'9)

Double glazed uPVC dormer window to front, with radiator. Built-in eaves storage cupboards. Access hatch to loft space. Door to recessed walk-in wardrobe with fitted shelving and hanging rails. Door to:

### EN-SUITE SHOWER ROOM 2.64m x 1.75m (8'8 x 5'9)

Large double glazed skylight window. Large shower cubicle. Ceramic tiled floor. Antique style radiator with heated towel rail.

## OUTSIDE

### FRONT

Artificial lawn area.

### CAR PORT & DRIVEWAY 6.40m x 3.00m (21'0 x 9'10)

Brick paved. Automatic sensor lights. Driveway with further parking space leading to:

### GARAGE 5.94m x 3.05m (19'6 x 10'0)

Up and over door. Eaves storage space. Personal access door from garden. Power and light connected.

## AGENTS NOTES

There is an annual development maintenance charge of circa £XXX per annum.

Mains services are connected: mains water, sewerage, electric, gas fired central heating (untested).

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









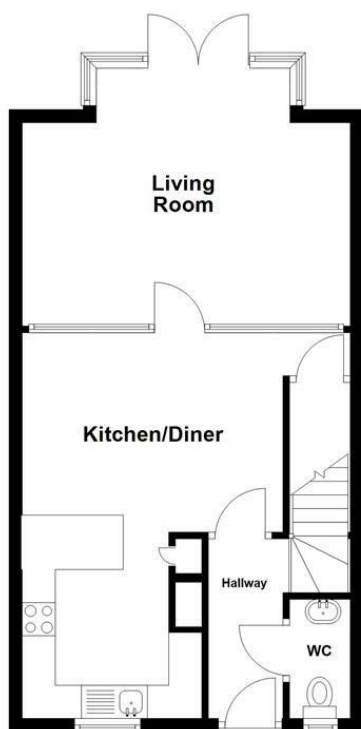
## MORTGAGE ADVICE

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



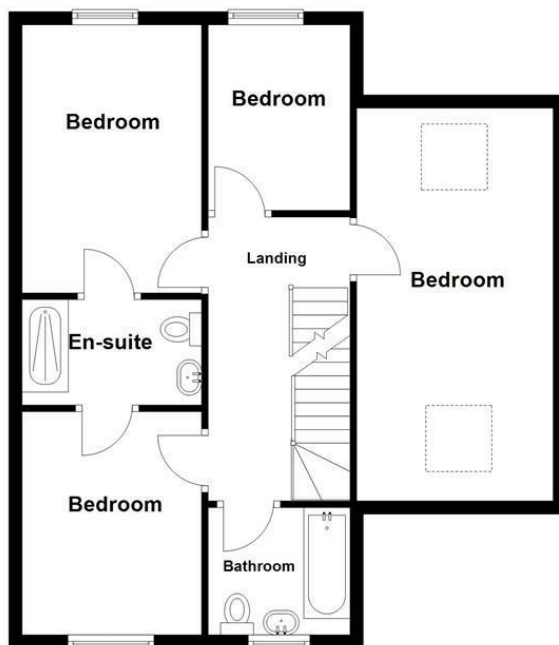
### Ground Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



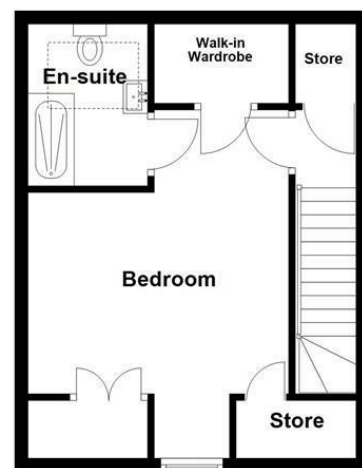
### First Floor

Approx. 63.3 sq. metres (681.3 sq. feet)



### Second Floor

Approx. 33.1 sq. metres (355.8 sq. feet)

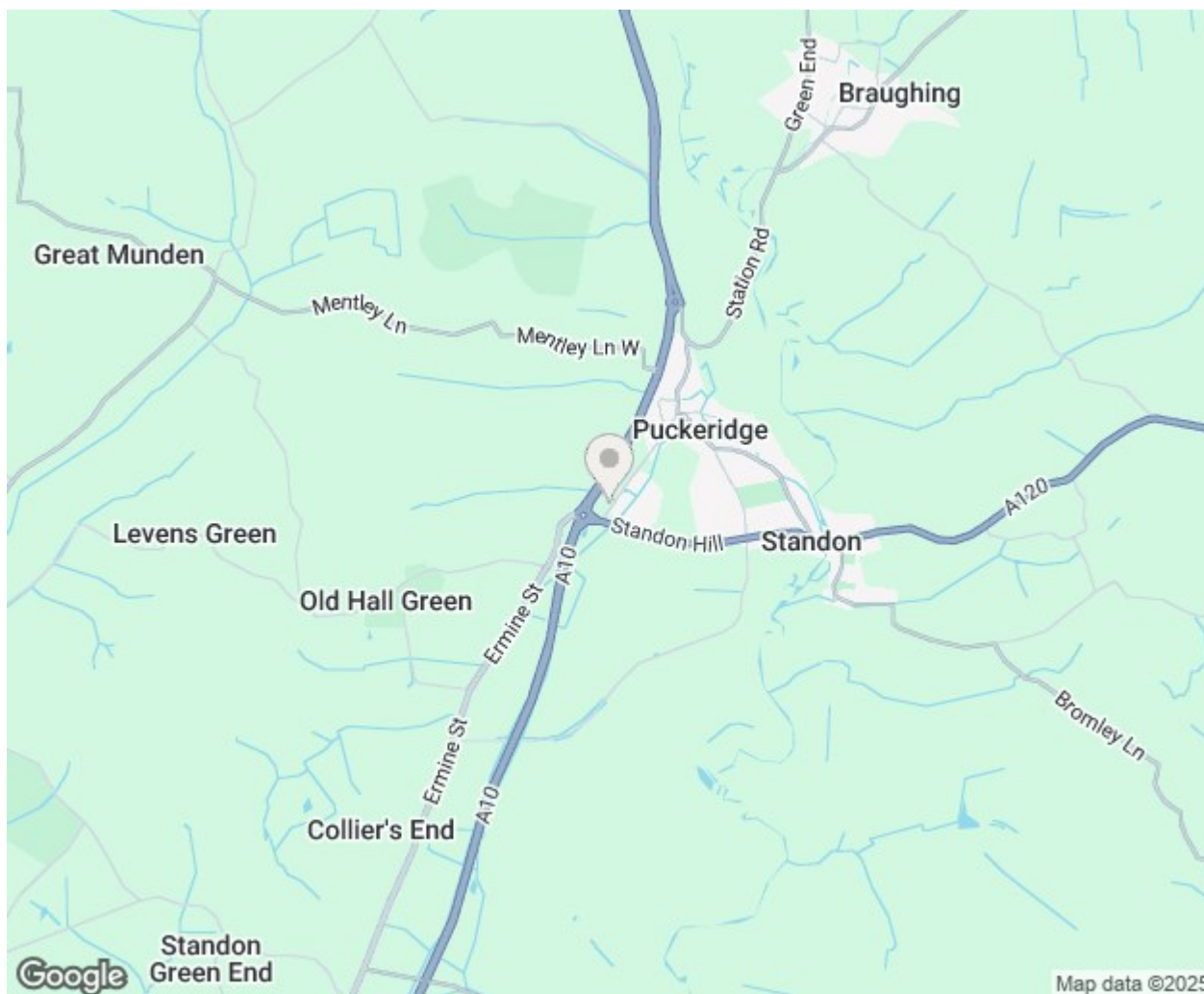


Total area: approx. 143.6 sq. metres (1545.7 sq. feet)

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.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp.

**The Chestnuts**



**Tenure:** Freehold

**Council Tax Band:** E

**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](http://www.oliverminton.com)**

#### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs   |           |           |
| (92 plus) <b>A</b>  |           | <b>93</b> |
| (81-91) <b>B</b>  | <b>85</b> |           |
| (69-80) <b>C</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> <small>EU Directive 2002/91/EC</small>  |           |           |

**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.