



## 2 Bird Court | Colliers End | SG11 1BL

**Guide Price £625,000**

Exceptional four bedroom detached family home in a small bespoke cul-de-sac development, situated in the village of Colliers End, four miles from Ware and just south of Puckeridge. This architecturally designed home is heated by air source heat pump and offers many high specification fittings. Offering accommodation to include two reception rooms, sizeable kitchen/diner, utility and downstairs cloakroom/WC. In addition to the four bedrooms, there is a refurbished family bathroom and en-suite shower room to the master. Each room has underfloor heating and latched door entrance. Externally there is a double garage with large enclosed loft space, plus parking for three vehicles and an electric car charging point. There is a small front garden and low maintenance rear garden backing onto paddocks.

**VENDORS SUITED (BUYING END of CHAIN)!**



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH

**T** 01763 272605

**E** [enquiries@chrisdellar.co.uk](mailto:enquiries@chrisdellar.co.uk)

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)

### Storm Porch

Courtesy light. Wooden panelled front door to:

### Reception Hall

Double glazed window to front. Wood laminate floor covering. Staircase to first floor landing with understairs storage cupboard. Doors off.

### Lounge

**14'2 x 11'9 (4.32m x 3.58m)**

Double glazed window to front. Feature fireplace. Wood laminate floor covering.

### Kitchen/Dining Room

**17'9 x 10'8 (5.41m x 3.25m)**

Double glazed window to rear. Wall & base units incorporating work surfaces, drawers, wine cooler and single drainer sink unit with Victorian style mixer taps. The work surfaces extend into a breakfast bar and there is a large separate wall unit that compliments the kitchen units. Integrated dishwasher & electric double oven with grill and integrated electric induction hob. Space for American style fridge/freezer. Double glazed French doors, with full height side panels, leading to rear garden. Door to:

### Utility Room

**7'5 x 4'11 (2.26m x 1.50m)**

Wall & base units incorporating a work surface. Space & plumbing for washing machine. Built-in storage cupboard. Double glazed door to side passageway.

### Family Room/Study

**7'6 x 6'1 (2.29m x 1.85m)**

Double glazed window to front. Vinyl floor covering.

### Downstairs Cloakroom/WC

Double glazed window to side with obscured glass. Recently refurbished, offering a two piece suite comprising vanity unit with inset wash hand basin and low flush WC with concealed cistern. Porcelain tiling to floor and extending to dado height. Extractor.

### First Floor Landing

Double glazed window over staircase with obscured glass. Cupboard containing water tank. Loft access. Doors off.

### Bedroom One

**11'10 x 10'7 (3.61m x 3.23m)**

Double glazed window to front. Built-in double wardrobe. Door to:

### Ensuite Shower Room

Double glazed window to front with obscured glass. Suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush WC with concealed cistern.

### Bedroom Two

**10'8 x 8'7 (3.25m x 2.62m)**

Double glazed window to rear. Built-in wardrobe.

### Bedroom Three

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

Double glazed window to front.

### Bedroom Four

**10'8 x 6'10 (3.25m x 2.08m)**

Double glazed window to rear.

### Family Bathroom

Double glazed window to rear with obscured glass. Recently refurbished with suite comprising tile enclosed bath, large vanity unit with inset wash hand basin and low flush WC. Extractor fan.

### Front Garden

Shaped lawn with block paved path extending from driveway via wooden gate to side passage.

### Driveway

Block paved driveway providing off street parking for two cars. Electric car charging point.

### Double Garage

**17'8 x 16'1 (5.38m x 4.90m)**

With up & over door and large enclosed boarded loft space.

### Additional Allocated Parking

Block paved, located diagonally across from driveway.

### Lawn to Rear of Garage

(Possible additional parking space)

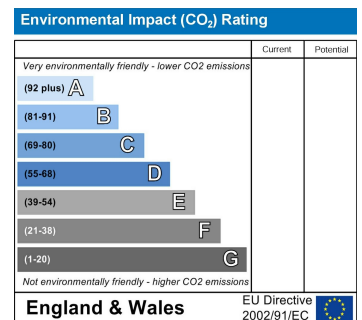
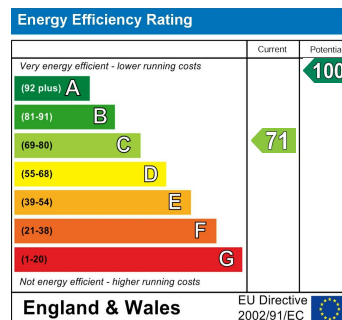
### Rear Garden

Panel enclosed fenced garden, with good size patio area giving way to lawn; bark chipping area adjacent to raised decking at the rear. There is a unit to the rear of the house housing the air source heat pump.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

### Energy Performance Certificate



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH  
T 01763 272605  
E enquiries@chrisdellar.co.uk

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)