



13 Knights Close | Buntingford | SG9 9SE

Asking Price £650,000

Spacious throughout, this lovely detached family home offers four generous double bedrooms, and is situated on one of Buntingford's most sought after developments, in a small cu-de-sac containing similar sized properties. Within walking distance of many local amenities, schools and playing fields, this house offers two good size reception rooms, bespoke kitchen/breakfast room, Victorian style double glazed conservatory, luxury family bathroom, en-suite to the master bedroom and a downstairs cloakroom. Benefits include gas central heating, double glazing and bespoke suites to two bedrooms. Externally there is a lawned front garden, a South facing rear garden which back onto fields, garage and driveway providing off street parking for two vehicles.



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

Storm Porch

Over front door, with glazed inserts, leading into:

Reception Hall

Stairs to first floor landing with understairs storage cupboard. Wood laminate flooring. Radiator. Panelled doors to kitchen/breakfast room, downstairs cloakroom, integral garage and:

Sitting Room

17'9 x 11'7 (5.41m x 3.53m)

Two double glazed windows to front. Fireplace with hearth and inset flame effect electric fire. Two radiators. Bi-folding doors to:

Dining Room

11'7 x 10'0 (3.53m x 3.05m)

Radiator. Double glazed patio doors leading to:

Victorian Style Conservatory

11'6 x 9'11 (3.51m x 3.02m)

uPVC double glazed windows and French doors leading to rear garden. Ceramic floor tiles. Opening skylight.

Kitchen/Breakfast Room

16'3 x 11'5 (4.95m x 3.48m)

Two uPVC double glazed windows to rear overlooking garden. Range of bespoke wall & base units offering a large number of cupboards and drawer units. Roll top work surfaces with inset one & a half bowl single drainer sink unit with mixer taps. Large complementary island incorporating further base units and a kitchen bar. Integrated Neff microwave, electric double oven with grill and five ring gas hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Ceiling and under-unit spotlights. Ceramic floor tiles. Radiator. uPVC double glazed door to side giving access to side pathway.

Downstairs Cloakroom/WC

Vanity unit with inset wash hand basin and low flush WC with built-in cupboard/shelf. Waterproof wood laminate flooring. Extractor fan.

First Floor Landing

Good size built-in storage cupboard. Radiator. Airing cupboard containing lagged cylinder, immersion & linen shelving. Panelled doors to bedrooms and bathroom.

Bedroom One

14'3 x 11'10 (4.34m x 3.61m)

Two uPVC double glazed windows to front. Bespoke fitted bedroom suite comprising a number of wardrobes, large chest of drawers, bedside cabinets and full height mirror. Radiator. Panelled door to:

En-suite Shower Room

7'11 max x 6'6 (2.41m max x 1.98m)

uPVC double glazed window to front with obscured glass. Shower cubicle, vanity unit with inset wash hand basin and low flush WC. Ladder style towel rail/radiator combination. Fully tiled walls with complementary floor tiles. Inset downlights. Extractor fan.

Bedroom Two

14'11 max x 12'10 max (4.55m max x 3.91m max)

Two uPVC double glazed windows to front. Radiator.

Bedroom Three

13'1 x 9'9 (3.99m x 2.97m)

Two uPVC double glazed windows to rear. Radiator.

Bedroom Four

13'4 x 8'10 (4.06m x 2.69m)

Two uPVC double glazed windows to rear. Bespoke fitted bedroom suite. Radiator.

Luxury Family Bathroom

8'9 x 8'1 max (2.67m x 2.46m max)

uPVC double glazed window to rear with obscured glass. White suite comprising P-shaped bath with raincloud style shower over, large vanity unit with inset wash hand basin and low flush WC. Large ceramic tiles to walls and floor. Inset downlights. Ladder style towel rail/radiator combination. Extractor fan.

EXTERIOR

Front Garden

Lawned garden with wide borders containing a number of established shrubs. Gated pathway to side, leading to rear garden.

Driveway

Providing parking for two vehicles and giving access to:

Integral Garage

18'7 x 8'10 (5.66m x 2.69m)

With up & over door, light and power connected. Wall mounted Baxi gas fired boiler. Space & plumbing for washing machine, space for tumble dryer with external vent. Internal door leading back into reception hall.

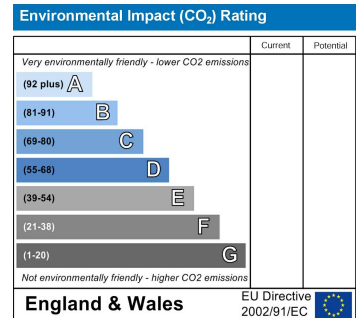
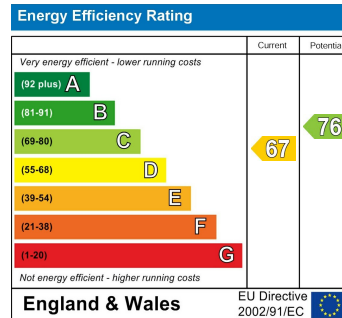
South Facing Rear Garden

Good size patio giving way to shaped lawn with well stocked borders. Second patio to rear corner. Timber storage shed at side of house.

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



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