



## 10 Cornwell Close | Buntingford | SG9 9GQ

**Offers In Excess Of £450,000**

Well proportioned semi-detached family home, situated on a popular modern development within walking distance of the town centre, schools and other amenities. The property comprises three bedrooms, spacious reception hall, a bay fronted sitting room, sizeable kitchen/diner, en-suite shower room and a family bathroom. Externally there is a low maintenance rear garden, attractive front garden and off street parking for two vehicles. NB: Remainder of NHBC warranty applies.

**VENDOR SUITED !**



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm Porch

Courtesy light. Partially glazed front door to:

### Reception Hall

**18'0 x 6'2 (5.49m x 1.88m)**

Fitted storage cupboard & understairs storage cupboard. Wood laminate flooring. Stairs to first floor. Doors off.

### Sitting Room

**16'5 x 11'2 (5.00m x 3.40m)**

uPVC double glazed bay window to front aspect. Two radiators. Wood laminate flooring

### Kitchen/Diner

**16'8 x 10'6 (5.08m x 3.20m)**

uPVC double glazed window to rear with views over garden. Good range of wall and base units incorporating granite work surfaces, drawers and one & half bowl sink unit with mixer tap. Integrated appliances comprising dishwasher, washer/dryer, fridge/ freezer, electric oven & grill, hob and extractor. Cupboard containing gas boiler. Ceramic floor tiles. Radiator. uPVC double glazed French doors to rear garden.

### Downstairs Cloakroom/WC

**5'1 x 4'0 (1.55m x 1.22m)**

Pedestal wash hand basin and dual flush WC. Tiling to splashback. Ceramic floor tiles. Radiator. Extractor fan.

### First Floor Landing

Airing cupboard containing hot water cylinder and shelving. Access to loft space. Doors off.

### Bedroom One

**14'0 x 11'3 (4.27m x 3.43m)**

uPVC double glazed window to front. Two built-in double wardrobes. Radiator. Door to:

### Ensuite Shower Room

**8'8 x 5'1 (2.64m x 1.55m)**

uPVC double glazed window to front with obscured glass. Suite comprising shower cubicle, vanity unit with inset wash hand basin, and dual flush WC. Fully tiled walls. Chrome heated towel rail. Extractor fan.

### Bedroom Two

**10'7 x 9'6 (3.23m x 2.90m)**

uPVC double glazed window to rear. Radiator.

### Bedroom Three

**10'7 x 6'11 (3.23m x 2.11m)**

uPVC double glazed window to rear. Radiator.

### Family Bathroom

**7'0 x 5'10 (2.13m x 1.78m)**

uPVC double glazed window to front with obscure glass. Suite comprising panel enclosed bath, pedestal wash hand basin and dual flush WC. Fully tiled walls. Chrome heated towel rail. Extractor fan.

### EXTERIOR

#### Front Garden

Enclosed by low level hedge with pathway to front door.

#### Rear Garden

**32'0 in length (9.75m in length)**

Large patio gives way to lawn. Raised side bed and stepping stone pathway to timber storage shed. Gated side access to:

#### Parking

There are two allocated parking spaces.

#### Disclaimer

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

#### Energy Performance Certificate

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</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>83</b>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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