



3 Bowlers Mead | Buntingford | SG9 9DE

Asking Price £575,000

Spacious four bedroom semi-detached house situated in a small cul-de-sac on the edge of Buntingford town centre and within walking distance of all the local schools. On the ground floor, this lovely home offers a good sized entrance hall, three reception rooms, downstairs cloakroom/WC, double glazed conservatory and luxury kitchen. On the first floor the bedrooms are all of a good size with the bathroom offering a bath and a separate shower cubicle. Externally the property offers parking to the front for two vehicles and a lovely south facing rear garden.



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

Courtesy light. Composite front door with double glazed side panels to:

Reception Hall

Fitted coir reception mat. Understairs storage cupboard. Double Radiator. Wood laminate flooring. Turning staircase to first floor landing. Doors off.

Lounge

12'1 x 11'4 (3.68m x 3.45m)

Radiator. Fireplace with inset log burner. Stone hearth and backplate. Wood laminate flooring. Open to:

Dining Room

19'8 x 8'8 (5.99m x 2.64m)

Double radiator. Wood laminate flooring. Opening to breakfast room. uPVC double glazed patio door to;

Conservatory

17'1 x 7'11 (5.21m x 2.41m)

uPVC double glazed windows to sides & rear and French doors leading to rear garden. uPVC double glazed window with aspect to dining room. Wood laminate floor covering. Double Radiator. Bespoke ceiling and window blinds.

Breakfast Room

11'4 x 7'10 (3.45m x 2.39m)

uPVC double glazed window to side aspect. Radiator. Ceramic floor tiles. Glazed door to:

Kitchen

16'2 x 7'9 (4.93m x 2.36m)

uPVC double glazed window to front. Good range of wall and base units incorporating quartz work surfaces, display cabinets, drawers and one & half bowl ceramic sink unit with mixer tap. Integrated appliances comprising dishwasher, washer/dryer, fridge/ freezer, electric oven & grill, electric hob and extractor. Cupboard containing gas boiler. Wood laminate flooring Double radiator. uPVC double glazed door to side access.

Downstairs Cloakroom/WC

6'1 x 3'5 (1.85m x 1.04m)

uPVC double glazed window to front with obscured glass. White Vanity unit with inset wash hand basin and low flush WC. Tiling to splashback. Tiled floor. Radiator.

First Floor Landing

Built in storage cupboard. Loft access. Doors off.

Bedroom One

16'11 x 10'6 (5.16m x 3.20m)

uPVC double glazed to rear aspect. Radiator. Two fitted double wardrobes.

Bedroom Two

10'10 x 9'0 (3.30m x 2.74m)

uPVC double glazed to front aspect. Radiator.

Bedroom Three

10'5 x 9'0 (3.18m x 2.74m)

uPVC double glazed to rear aspect. Radiator.

Bedroom Four

10'5 x 6'7 (3.18m x 2.01m)

uPVC double glazed to front aspect. Radiator.

Bathroom

uPVC double glazed to side with obscured glass. Suite comprising panel enclosed bath, pedestal wash hand basin and low flush WC. Separate tiled shower cubicle. Fully tiled walls. Radiator. Vinyl floor covering.

EXTERIOR

Driveway

Parking for two vehicles with gate side access leading to:

South Facing Rear Garden

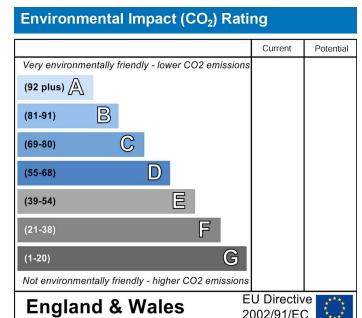
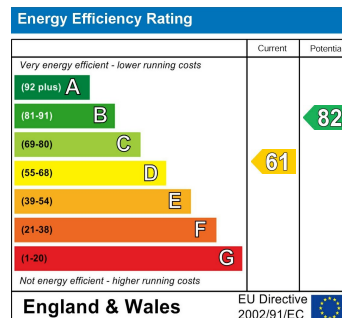
54'2 in length (16.51m in length)

Good sized patio leads to lawn with wide borders. Timber storage shed.

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



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