



Cherry Tree Cottage, Sacombe Pound | Sacombe, Nr Ware | SG12 0JW
Asking Price £699,995

CHRIS DELLAR



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PROPERTIES

Your estate agent

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Sacombe Pound | Sacombe, Nr Ware | SG12 0JW

Charming three bedroom semi-detached house located in the hamlet of Sacombe, a short drive from Hertford and Ware. Surrounded by beautiful rolling countryside, this extended family home offers two reception rooms, large kitchen/breakfast room, double glazed conservatory, downstairs cloakroom/WC and first floor bathroom. The property benefits from high spec fixtures & fittings throughout and has amazing attention to detail. Of particular note there are the very attractive, mature front & rear gardens which offer a high degree of privacy and tranquillity. AN EARLY VIEWING IS HIGHLY RECOMMENDED!

Composite Front Door

Leading to:

Porch

uPVC double glazed windows to front and side. Meter cupboard. Fitted coat hooks. Engineered oak flooring. Glazed door to:

Reception Hall

uPVC double glazed window to front. Stairs to first floor with storage space beneath. Engineered oak flooring. Doors off.

Lounge

15'5 x 15'0 (4.70m x 4.57m)

uPVC double glazed window to rear. Raised exposed brick fireplace with dog basket and wooden mantel piece. Engineered oak flooring.

Dining Room

11'0 x 9'6 (3.35m x 2.90m)

Engineered oak flooring. uPVC double French doors to:

Conservatory

10'10 x 8'7 (3.30m x 2.62m)

Triple aspect full height uPVC double glazed windows. French doors to rear garden. Ceramic floor tiles. Ceiling fan.

Kitchen/Breakfast Room

21'0 x 15'0 (6.40m x 4.57m)

'L' shaped room offering triple aspect. uPVC double glazed bow window to front. Range of wall & base units incorporating drawers, a display cabinet, granite work surfaces and a one & half bowl ceramic sink unit with swan neck tap over. Integrated electric oven/grill, four ring induction hob, cooker hood extractor, dishwasher, fridge/freezer, washing machine & separate dryer. Ceramic floor tiles.

Wall mounted electric panel heater. uPVC double glazed doors to driveway and rear garden. Further uPVC double glazed window to front. Door to:

Downstairs Cloakroom/WC

4'6 x 2'10 (1.37m x 0.86m)

uPVC double glazed window to side with obscure glass. Vanity unit with inset white wash hand basin, low flush WC. Ladder style radiator. Ceramic floor and wall tiles. Inset downlights.

First Floor Landing

uPVC double glazed window to front. Access to boarded loft space via pull down ladder. Doors off.

Bedroom One

13'3 x 11'1 (4.04m x 3.38m)

uPVC double glazed window to rear. Wall to wall fitted wardrobes.

Bedroom Two

11'1 x 11'0 (3.38m x 3.35m)

uPVC double glazed window to rear. Fitted double wardrobes. Fitted airing cupboard containing hot water cylinder, immersion and linen shelving.

Bedroom Three

10'3 x 7'1 (3.12m x 2.16m)

uPVC double glazed window to front. Wall mounted electric panel heater.

Bathroom

6'11 x 5'11 (2.11m x 1.80m)

uPVC double glazed window to front with obscure glass. Luxury bathroom suite comprising Carronite bath with Aqualisa shower over and folding shower screen, vanity unit with inset wash hand basin and

low flush WC with enclosed cistern. Ceramic floor & wall tiles. Ladder style radiator.

Front Garden

50' length (15.24m length)

Large lawn with well stocked wide borders. Mature trees to boundaries providing lots of privacy. Picket fence enclosed vegetable patch. Block paved pathway to front door. Also garden tap, weatherproof electric point, Victorian style street lamp and ex-BT phone kiosk (empty, disconnected from network).

Driveway

Double gates to double width parking. (NB: The current owners have advised that access to the driveway, from the public highway, is via a short unmetalled track owned by the Parish Council). Opening to:

Rear Garden

39'5 length (12.01m length)

Large patio with short flight of steps to lawn. Well stocked wide borders. Open sided outdoor fixed barbeque with pitched roof, light & power, Timber storage shed with light and power, log store and vegetable patch.

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





Ground Floor

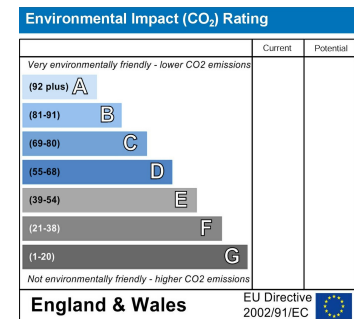
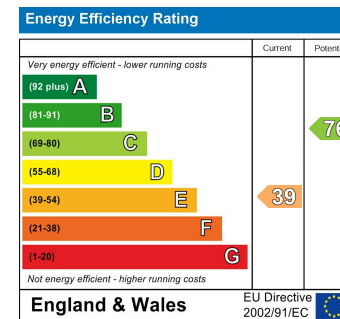
First Floor



Sacombe Pound

Approximate Gross Internal Floor Area : 115.10 sq m / 1238.92 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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