



20 Motts Close | Watton at Stone | SG14 3TR

Asking Price £369,995

Welcome to this charming two double bedroom house located in the small cul-de-sac of Motts Close, Watton at Stone. This property boasts a modern touch with its completely updated interior, offering a perfect blend of comfort and style. As you step inside you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. The house features two lovely bedrooms, providing ample space for a small family or guests staying over. The bathroom is sleek and contemporary, adding a touch of luxury to your daily routine. With parking available for one vehicle and plenty of visitors parking, you'll never have to worry about finding a spot after a long day.

Located on the edge of the village, this property is within walking of all the amenities including the school, nurse and BR station.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the possibilities that await you at this lovely home!



CHRIS DELLAR
PROPERTIES

Your estate agent

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Composite Front Door

With courtesy light, leading to:

Porch

Partially glazed door to:

Sitting Room/Diner

14'7 x 10'11 (4.45m x 3.33m)

uPVC double glazed window to front. Radiator. Panelling to dado height. Wood laminate floor covering. Open staircase to first floor landing. Square opening to:

Kitchen

12'4 x 9'1 (3.76m x 2.77m)

uPVC double glazed window to rear. Radiator. Recently installed 'Wren' kitchen comprising wall & base units incorporating worksurfaces with matching returns, drawers and one & a half bowl single drainer sink. Integrated appliances consisting of washer/dryer, fridge, freezer, electric oven with grill, four ring gas hob, cooker hood extractor and Worcester gas boiler. Tiling to splashbacks. Pendant style spotlights. Wood laminate floor covering. uPVC door to rear garden.

First Floor Landing

Radiator. Access to half boarded loft space with pull down ladder. Doors to bedrooms.

Bedroom One

11'3 x 9'0 (3.43m x 2.74m)

uPVC double glazed window to front. Radiator. Bulk head storage cupboard. Built in single wardrobe.

Bedroom Two

7'11 x 6'1 (2.41m x 1.85m)

uPVC double glazed window to rear. Radiator. Panelling to feature wall.

Bathroom

10'9 x 4'6 (3.28m x 1.37m)

uPVC double glazed window to rear with obscured glass. White suite comprising panel bath with overhead rain shower with separate hand held shower attachment,

pedestal wash hand basin and low flush W/C. Tiling to splash backs. Chrome ladder style heated towel rail. Extractor fan. Ceramic wall & matching floor tiles.

EXTERIOR

Front Garden

Small shingled area for plant pots, etc. Open to:

Driveway

Off street parking for one vehicle (NB: There is additional visitors parking at two positions in this small cul-de-sac)

West Facing Rear Garden

30' (9.14m)

Good size patio leads via short flight of steps to mature lawn with borders. The garden is fenced enclosed with tap and light to rear of house.

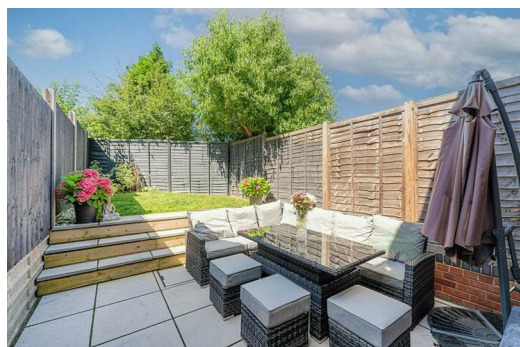
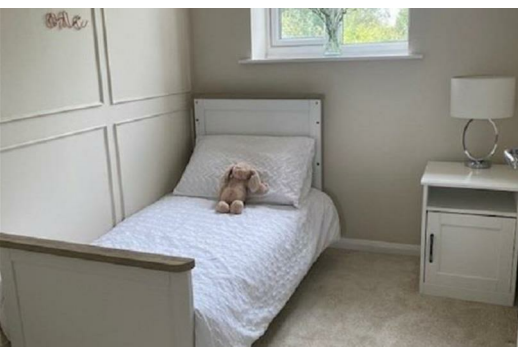
Disclaimer

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		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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