



21 Campbell Close | Buntingford | SG9 9BY

Asking Price £745,000

Exceptional and extended four bedroom family house located at the end of a cul-de-sac, overlooking playing fields and forming part of the ever sought after 'Bovis' development. The ground floor is particularly spacious with two receptions and a large kitchen/breakfast room. Of particular note is the luxury en-suite shower room and dressing room to the master bedroom. The property benefits from gas fired central heating, double glazing and lots of fitted storage. On the outside there is an attractive front garden, double width driveway, double garage and a mature rear garden. An early viewing is recommended for this lovely family home, which is offered with no upper chain!



CHRIS DELLAR
PROPERTIES

Your estate agent

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Storm Porch

Composite front door to:

Reception Hall

Radiator. Turning staircase to first floor. Wooden flooring. Understairs storage cupboard. Doors off.

Dining Room

15'2 x 12'6 (4.62m x 3.81m)

Dual aspect with uPVC double glazed window to side and bay window to front. Feature fireplace with inset electric fire and marble hearth. Double radiator. Wooden flooring.

Lounge

22'0 x 11'7 (6.71m x 3.53m)

Dual aspect with uPVC double glazed windows to rear and side. Two Velux roof lights. Double radiator. Wooden flooring. Door to:

Kitchen/Breakfast Room

18'8 x 13'2 (5.69m x 4.01m)

Dual aspect with uPVC double glazed windows to rear and side. uPVC double glazed patio door to rear garden. Good range of wall & base units incorporating rolltop worksurfaces, drawers and one & a half bowl, single drainer sink unit. Tiling to splash backs. Integrated four ring gas hob, extractor, and electric double oven with grill. Space for fridge/freezer. Double radiator. Wooden flooring. Door to:

Utility Room

5'9 x 5'3 (1.75m x 1.60m)

Composite double glazed door to side passageway. Base cupboard incorporating fitted worksurface with inset sink unit. Space & plumbing for washing machine. Valliant wall mounted gas fired boiler. Radiator.

Downstairs Cloakroom/WC

5'9 x 2'7 (1.75m x 0.79m)

uPVC double glazed window with obscured glass to front. White suite comprising wall mounted wash hand basin and low flush W/C. Tiling to splashback. Radiator. Wooden flooring. Ceiling spotlights.

First Flooring Landing

uPVC double glazed window to front over staircase. Airing cupboard containing lagged cylinder, immersion and linen shelving. Access to partially boarded loft. Doors off.

Bedroom One

12'8 x 10'11 (3.86m x 3.33m)

uPVC double glazed window bay window to front. Double radiator. Opening to:

Dressing Room

8'2 x 6'10 (2.49m x 2.08m)

Fitted wardrobes. Wood laminate floor covering. Door to:

En-suite Shower Room

8'2 x 6'10 (2.49m x 2.08m)

uPVC double glazed window to rear with obscured glass. Double length shower cubicle, vanity unit with inset wash hand basin and low flush W/C. Vinyl flooring. Ladder style radiator. Porcelain tiles to splashback areas. Extractor.

Bedroom Two

10'11 x 10'2 (3.33m x 3.10m)

uPVC double glazed window to rear aspect. Radiator. Wood laminate floor covering.

Bedroom Three

12'3 x 8'4 (3.73m x 2.54m)

uPVC double glazed window to front. Built in double wardrobe. Radiator. Wood laminate floor covering.

Bedroom Four

7'8 x 7'3 (2.34m x 2.21m)

uPVC double glazed window to rear. Radiator. Wood laminate floor covering.

Family Bathroom

8'0 x 5'6 (2.44m x 1.68m)

uPVC double glazed window to front with obscured glass. White suite comprising 'P' shaped panel enclosed bath with shower over and shower screen, pedestal wash hand basin and low flush W/C. Vinyl flooring. Ladder style radiator. Extractor.

EXTERIOR

Front Garden

Mainly laid to flowering plants with a wide pathway leading to the front door. Gated side access leading to rear garden.

Driveway

Double width leading to:

Double Garage

19'0 x 16'11 (5.79m x 5.16m)

Two up & over doors, both with remote access. Light & power connected. Lots of open eves storage.

Rear Garden

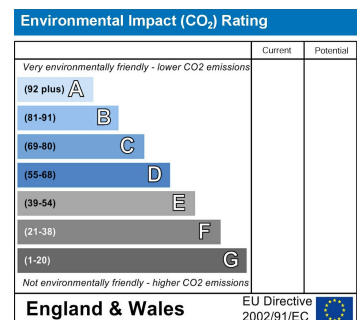
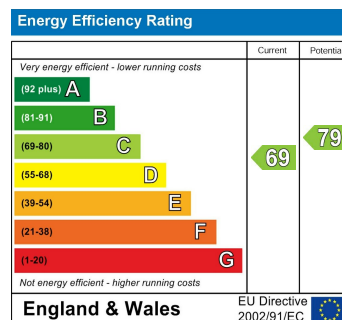
29'7 in depth (9.02m in depth)

Sun terrace to rear of house leads to lawn with mature shrubs to borders. There is a patio with access to an enclosed side passageway which is ideal for storage. A wooden gate leads directly to the playing fields.

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



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