



£785,000

Barleymead Way, Puckeridge



## **Barleymead Way, Puckeridge, SG11 1FA**

*Keith Ian are delighted to offer this recently constructed Detached family home offering fabulous flexible accommodation, offered in meticulous 'show home' order throughout. The property accommodation set out over 3 floors comprises 5 Bedrooms, living room, Kitchen/Diner with fitted appliances, Family room, En-suite Shower Wc's to 3 Bedrooms & Family Bathroom, Generous 30ft internal store room, Landscaped West facing rear garden and Garage & driveway.*





## **Lower Ground floor accommodation**

### **Hallway**

Karndean flooring, radiator, door to lobby with under stairs storage space with further door to large internal storage room measuring 32ft x 6ft 7inches.

### **Family Room**

16'8" x 11'8"

French doors to rear garden, fitted carpet, radiator, tv point.

### **Cloakroom Wc**

Comprising low level wc, wash hand basin, heated towel rail, Karndean flooring, obscure glazed window to rear.

### **Kitchen/Diner**

20'1" x 12'2" < 14'2"

Beautifully fitted with a matching range of Hi-gloss wall and base units in white with granite work surfaces, inset 1 & 1/2 bowl sink unit with mixer tap, integrated dual oven & grill with 5 plate induction hob and stainless steel extractor hood fitted, integrated dishwasher, integrated washing machine, integrated fridge/freezer, karndean flooring, radiator, tv point, french doors to rear garden.

## **Ground floor accommodation**

### **Entrance hall**

Fitted carpet, storage cupboard. Door to:

### **Living room**

17'0" x 12'0"

Window to rear aspect, fitted carpet, radiator, tv point.

### **Bedroom Two**

12'7" x 11'5" < 14'8"0"

Window to front aspect, built in wardrobes, fitted carpet, radiator. Door to:

### **En-suite Shower Wc**

Comprising double size shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, heated towel rail, Karndean flooring, extractor fan.

### **Bedroom Four**

12'6" x 10'1"

Window to rear aspect, fitted carpet, radiator.

### **Bedroom Five**

12'1" x 6'8"0"

Window to front aspect, fitted carpet, radiator.

### **Family Bathroom Wc**

3 Piece suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level wc, tiled splash backs, heated towel rail, Karndean flooring, obscure glazed window to rear.

### **First floor accommodation**

#### **Landing**

Fitted carpet, radiator, window to front, access to loft, airing cupboard housing hot water cylinder & shelving. Door to:

#### **Bedroom One**

13'5" x 12'7"0"

Window to front aspect, fitted carpet, radiator, tv point, walk-in wardrobe measuring 7ft x 5ft 1 inch

#### **En-suite Shower Wc.**

Comprising oversize shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, heated towel rail, karndean flooring, extractor fan.

#### **Bedroom Three**

12'0" x 10'7"

Window to front aspect, built in wardrobes, fitted carpet, radiator, walk-in wardrobe measuring 7ft x 3ft 10 inches with further storage alcove to far end.

#### **En-suite Shower Wc..**

Comprising oversize shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, heated towel rail, karndean flooring, extractor fan.

#### **Exterior**

Landscaped West facing rear garden with large paved patio area leading to lawn, outside lighting, side pedestrian access.

#### **Front Garden**

Attractive lawn and shrubbery, block paved driveway with off street parking for 2 vehicles, serves access to:

#### **Garage**

19'10" x 10'0"

Electric up & over door, window to side, power and light connected, domestic gas fired boiler.

#### **Agents Note**

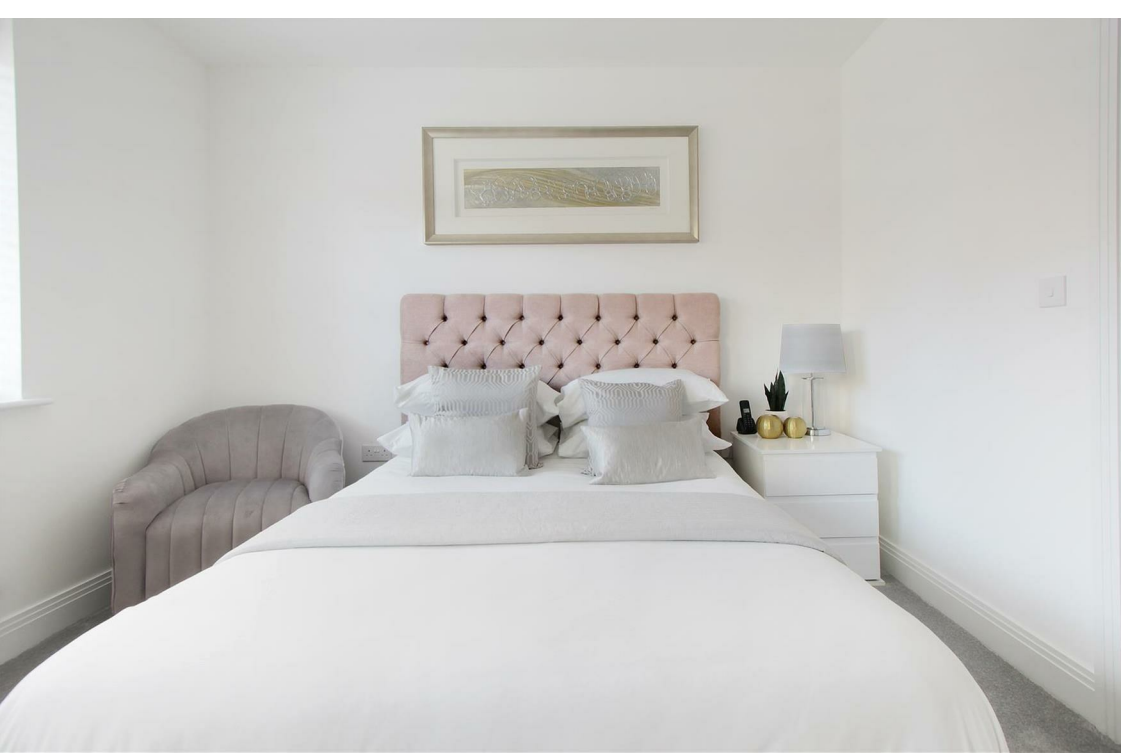
Council tax band G £3,294.70 (subject to change)

Service Charge TBC

#### **What 3 Words**

what3words: ///speeches.mining.hammocks





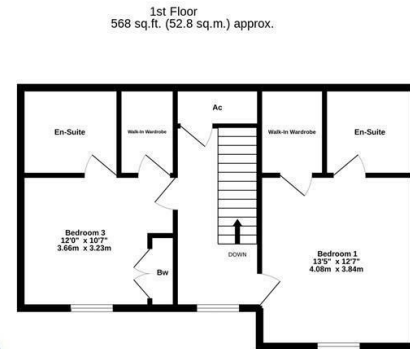
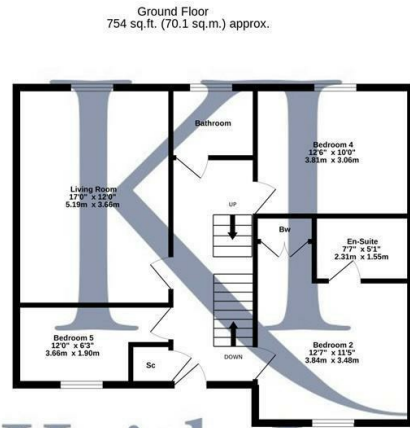
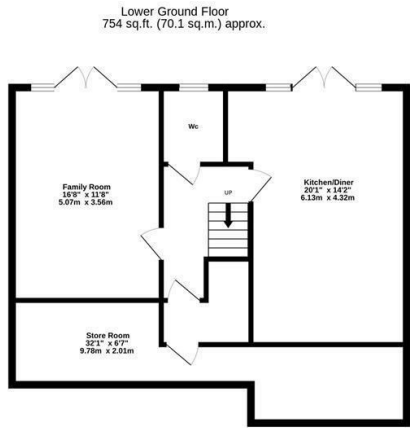








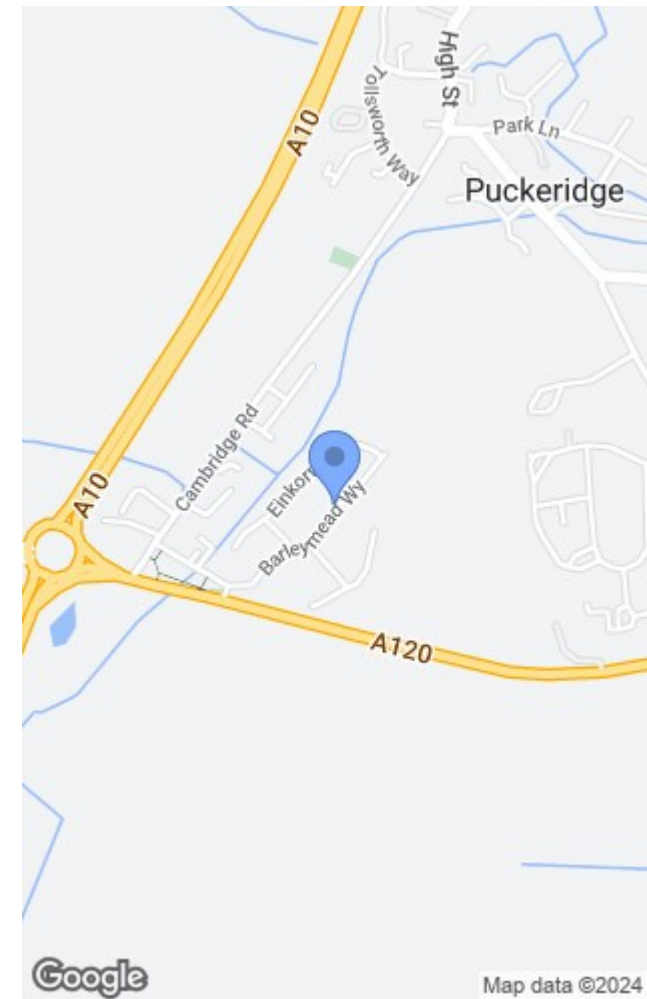




# Keith Ian

TOTAL FLOOR AREA : 2077 sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>91</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

T: 01920 463131  
 ware@keithian.com  
 www.keithian.com



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 Managing Director Ian F. Robertson  
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