

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



Jonathan
Hunt
Estate Agency



3 Baker Drive, Buntingford, SG9 9RZ

Offers In Excess Of £700,000

Offered Chain Free

A Stylish 4-bedroom detached family home in the sought-after Redrow development. This well-appointed property offers a spacious kitchen/dining room, a practical utility room, and the added convenience of a single garage with parking. Immaculately maintained, the home comes with the peace of mind of the remaining new build guarantee. Designed for family living, the layout provides ample space across living areas and the four bedrooms. Externally, a private and well-kept rear garden, along with parking for two cars and a single garage, ensures both comfort and practicality. The faultless condition of the property extends throughout, creating a welcoming and comfortable living environment. Positioned within the catchment area for excellent schooling, it caters to families' educational needs.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



Step into a bright and spacious entrance that sets the tone for the style and sophistication awaiting you in this remarkable home.

W/C



A convenient restroom with modern white suite, porcelain floor tiles and stylish radiator cover.

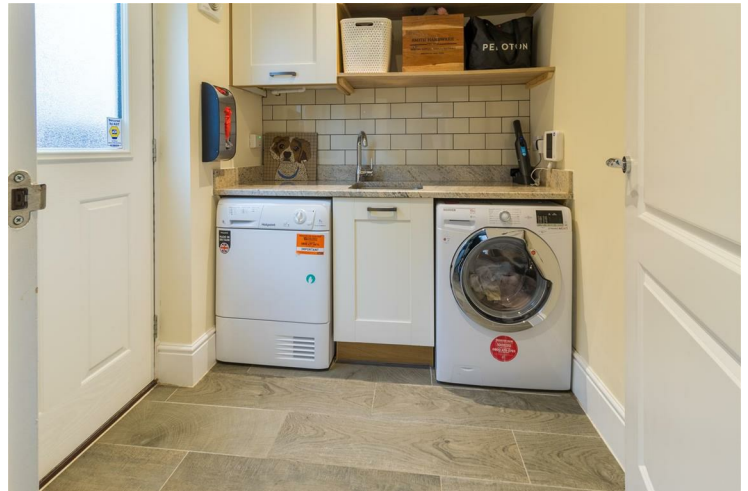
KITCHEN/DINER/FAMILY ROOM 25'7" x 11'8" (7.80 x 3.56)



The well-appointed Kitchen area combines functionality with style and provides ample storage with a range of wall and base

units, ungraded natural stone work tops and built in high end appliances. With ample space for a dining table and sofa this bright and airy space creates that all important family room. The dual aspect windows and doors to the rear garden allow the flow of generous light and provide a seamless flow to the garden and patio.

UTILITY



Offering valuable additional storage. Beyond its practicality, it provides a discreet space to close the door on the everyday laundry tasks, keeping your home looking immaculate.

LOUNGE 21'1" x 11'8" (6.44 x 3.56)



A delightful dual-aspect lounge that effortlessly combines style and comfort. The convenient gas log effect stove adds a touch of warmth and ambiance and the square space layout offers flexibility for arranging furniture, allowing you to customise the space to suit your preferences. Immaculately decorated, this lounge is a perfect retreat.,

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LANDING



The staircase arrives at the first landing to -

BEDROOM ONE 14'10" x 11'7" (4.54 x 3.55)



A light and airy double bedroom which offers good space and benefits from built in Wardrobes. With fitted carpet, front aspect window and the added bonus of an adjoining En-suite.

EN-SUITE



The en-suite shower room boasts a sleek design, featuring a tiled floor and a walk-in shower.

BEDROOM TWO 11'8" x 9'5" (3.56 x 2.89)



A generously sized double bedroom, carpeted, fitted wardrobes, and dual aspect windows.

BEDROOM THREE 11'8" x 9'5" (3.56 x 2.89)



Bedroom Three is carpeted with side aspect window. Currently being used as a study.

BEDROOM FOUR 10'4" x 8'6" (3.16 x 2.61)



Another double bedroom with fitted carpet and a garden view.

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FAMILY BATHROOM 8'5" x 4'7" (2.58 x 1.41)



Indulge in the luxury of the family bathroom, a pristine white suite and modern fixtures and fittings add a touch of sophistication to this inviting space.

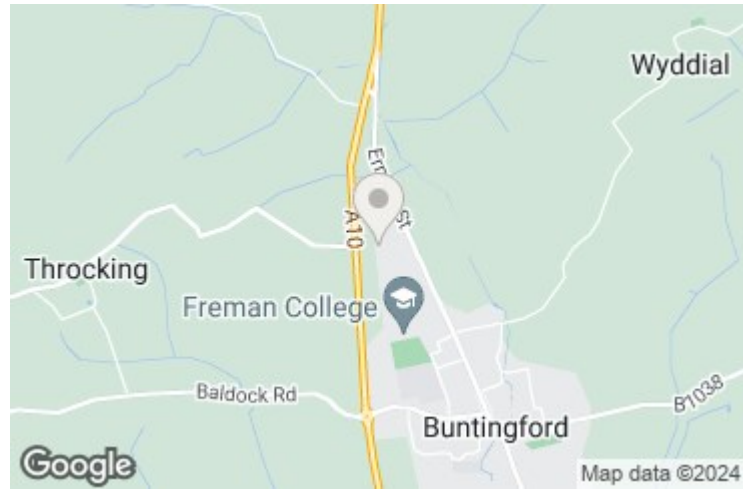
GARDEN



The private, walled and sunlit rear garden in this property, features a lush lawn area and well-established mature planting. Enhancing the charm of the outdoor space is a separately designed area with a relaxing water feature and rockery. The patio area sets the stage for perfect al-fresco entertaining, providing an ideal space to relax and unwind. The side access gate leads to the off-street parking and garage, ensuring both practicality and ease of access.

PARKING/GARAGE

Parking for two cars and a single garage.



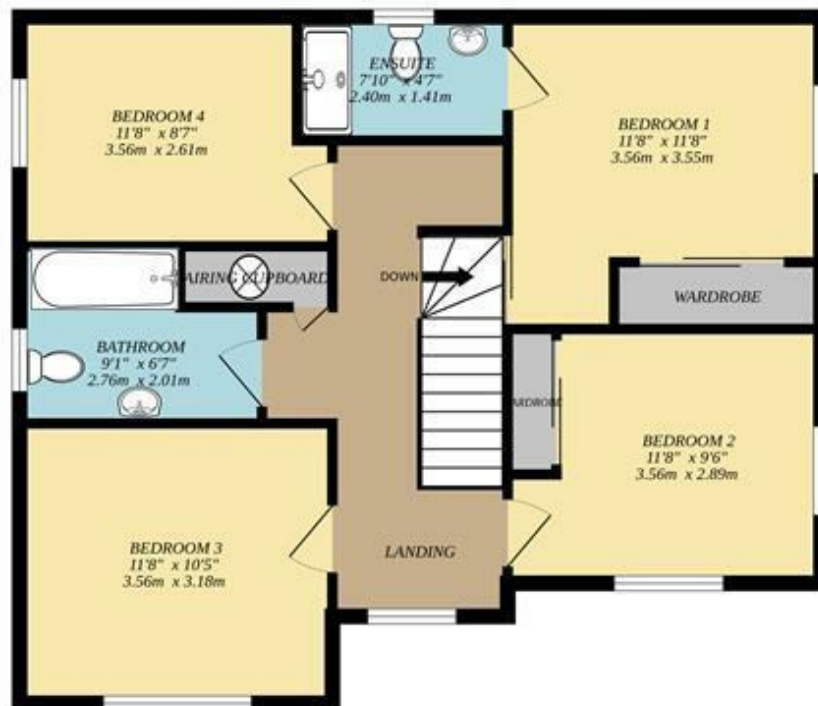
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1401sq.ft. (130.2 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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