

Jonathan Hunt

ESTATE AGENCY

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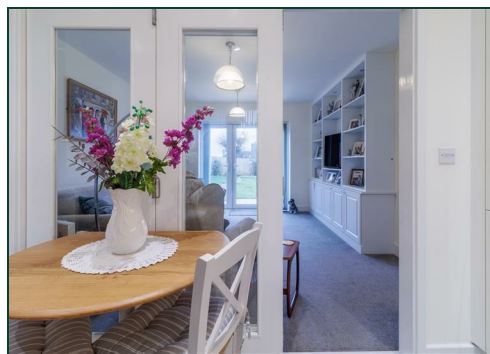
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11 Borsberry Way, Buntingford, SG9 9TP

Asking Price £475,000

A rare gem, this beautifully presented two-bedroom detached bungalow offering a harmonious blend of comfort and convenience. Boasting superb decorative condition throughout, this delightful property is thoughtfully designed to meet modern lifestyle needs. Step inside to find a spacious lounge, complemented by a well-appointed fitted kitchen and a modern shower room. Outside a large rear garden awaits, providing an idyllic retreat for outdoor activities. With double glazing and gas central heating ensuring year-round comfort, this home also offers the added convenience of a garage and additional parking. Situated in a convenient position, residents can enjoy easy access to Buntingford High Street's array of friendly independent shops and the town's traditional market. Don't miss the opportunity to call this charming bungalow your own - arrange a viewing today.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL



This inviting space sets the tone for the rest of the property with a luminous and generously proportioned entrance hall boasting abundant natural light and enhanced by a sizable storage and airing cupboard.

RECEPTION 13'6"x 12'9" (4.13x 3.9)



A bright and airy reception room, with plenty of natural light. The focal point of this room is undoubtedly the French doors that open onto the rear garden, allowing the beauty of the outdoors to seamlessly merge with the comfort of indoor living.

RECEPTION pic 2



KITCHEN/BREAKFAST 12'9" x 10'10" (3.9 x 3.32)



Discover a sleek and functional modern kitchen, complete with a range of wall and base units, integrated appliances, and stylish contrasting counter tops. The tiled floor adds a touch of elegance, while the standout feature of glazed folding doors offers the flexibility to create separate spaces or an open-plan layout.

KITCHEN/BREAKFAST pic 2



BEDROOM ONE 11'6" x 10'10" (3.52 x 3.32)



A spacious double bedroom featuring built-in storage for

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convenience. French doors open up to the rear garden, inviting natural light and providing a seamless indoor-outdoor connection.

BEDROOM TWO 10'10" x 9'8" (3.32 x 2.95)



A sizable double bedroom featuring fitted carpeting and a double-glazed window overlooking the front aspect.

SHOWER ROOM



Modern shower room featuring a tiled walk-in shower, white contemporary suite, and tiled walls for a sleek finish.

GARAGE AND PARKING



Discover the convenience of a detached garage complemented by a spacious driveway, providing plentiful off-street parking options.

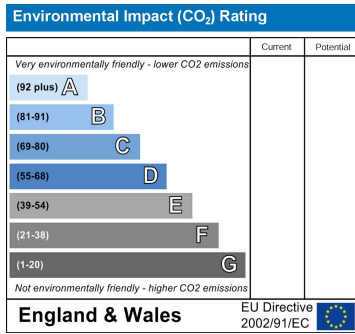
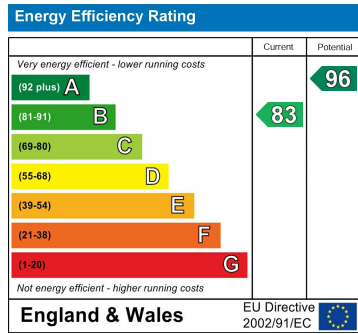
REAR GARDEN



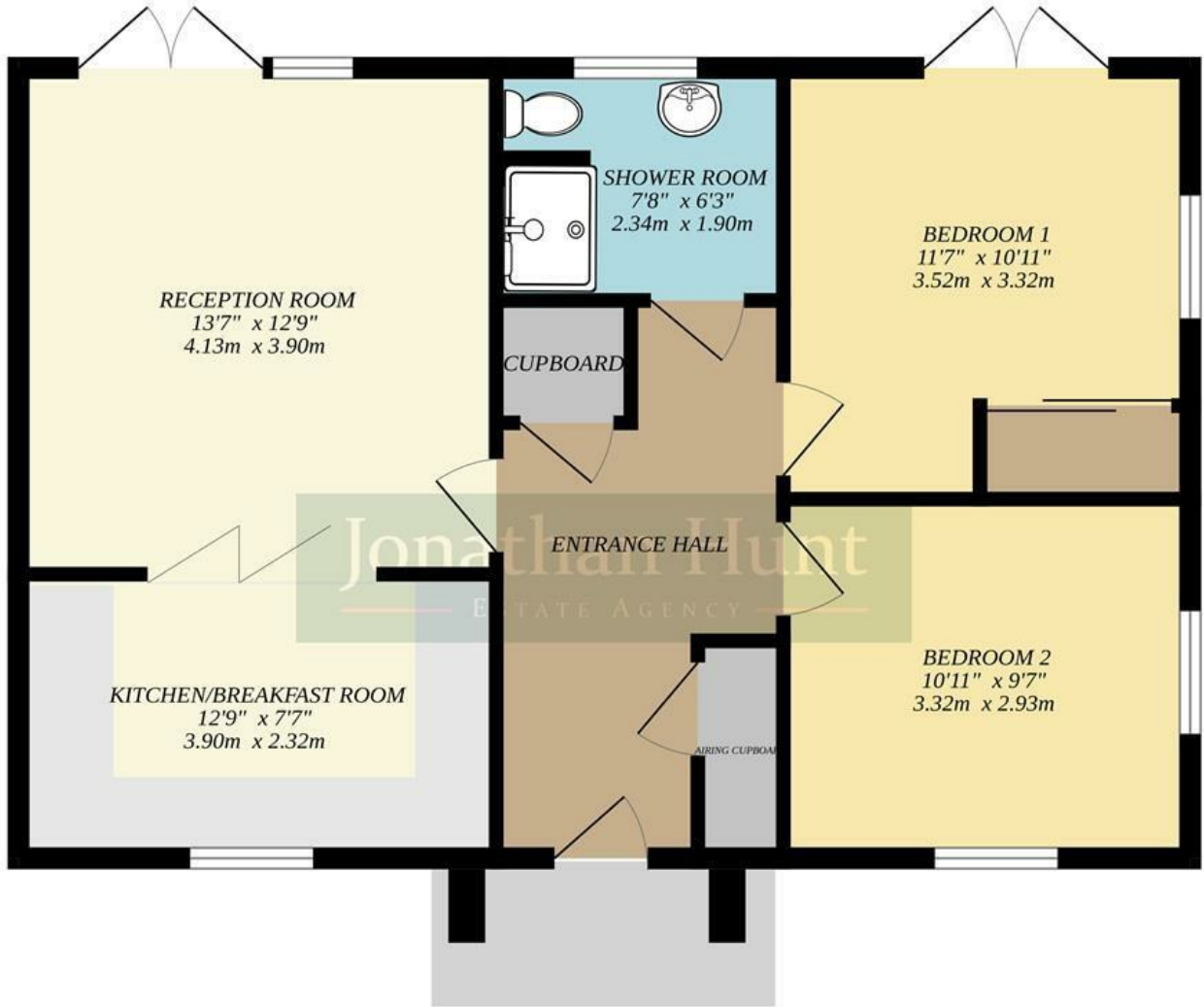
An unusually large plot, predominantly laid to lawn. This expansive space serves as a blank canvas for gardening enthusiasts, offering endless possibilities for landscaping and outdoor enjoyment.



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GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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