

# Jonathan Hunt

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8 Pipkin Drive, Buntingford, SG9 9FU

Price Guide £725,000



## 8 Pipkin Drive, Buntingford, SG9 9FU

This executive five-bedroom detached home sits at the end of a quiet cul-de-sac and offers exceptional space across three well-planned floors, complete with a detached double garage and ample driveway parking. The ground floor features a bright lounge, a useful study, a cloakroom, and a modern open-plan kitchen/diner with integrated appliances and double doors opening onto the professionally landscaped rear garden. The first floor provides four generous bedrooms, including a second bedroom with en-suite, alongside a contemporary family bathroom. The entire top floor is dedicated to an impressive principal suite with its own dressing area and private en-suite, creating a calm and secluded retreat. Presented in excellent condition throughout, the property combines modern design with practical family living, all within easy reach of local amenities, schools, and transport links. Viewings are strongly recommended to appreciate the scale and quality of this superb home.



**ENTRANCE HALL**

**STUDY 10'5" x 6'9" (3.2 x 2.08)**

**LOUNGE 15'6" x 12'6" (4.74 x 3.82)**

**LOUNGE pic 2**

**WC**

**KITCHEN /DINING ROOM 26'2" x 10'4" (7.99 x 3.15)**

**KITCHEN /DINING ROOM pic 2**

**KITCHEN /DINING ROOM pic 3**

**FIRST FLOOR**

**BEDROOM TWO 12'7" x 12'3" (3.84 x 3.74)**

**EN-SUITE 6'3" x 5'4" (1.92 x 1.65)**

**BEDROOM THREE 11'4" x 9'10" (3.46 x 3.0)**

**BEDROOM FOUR 12'8" x 8'10" (3.878 x 2.7)**

**BEDROOM FIVE 10'0" x 7'3" (3.07 x 2.21)**

**BATHROOM**

**SECOND FLOOR**

**PRINCIPAL BEDROOM 18'2" x 15'10" (5.56 x 4.83)**

**DRESSING AREA**

**EN-SUITE 6'10" x 6'8" (2.09 x 2.04)**

**GARDEN**

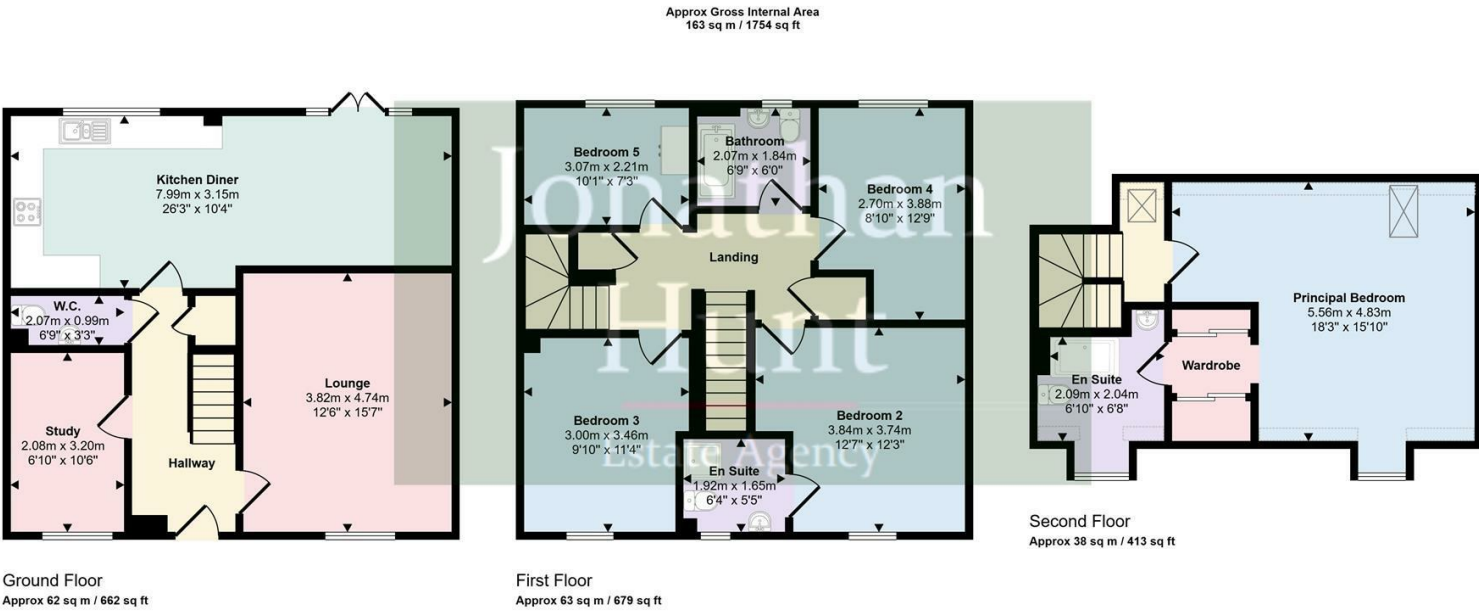












Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	