

# Jonathan Hunt

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Bishop Way Buntingford, SG9 9SL

Price Guide £929,000

## Bishop Way Buntingford, SG9 9SL

Offered chain free, this exceptionally well-finished, re-modelled and stylish four-bedroom detached home sits on a generous plot with an expansive driveway and detached double garage. Thoughtfully designed for modern family living and entertaining, the property features a beautifully landscaped rear garden complete with a fully equipped garden room with bar, a coverable outdoor seating area and porcelain tiled patio ideal for sun loungers.

Inside, the ground floor showcases elegant herringbone flooring, a sophisticated lounge with panelled walls, and sweeping double doors opening into an open-plan dining area and a well-appointed contemporary kitchen. A separate study provides the ideal space for home working, while a utility room and ground floor WC add everyday practicality.

Upstairs, there are four generously sized bedrooms, including a luxurious principal suite with ensuite, complemented by a high-spec family bathroom.

The detached double garage includes a separate storage area and has been partially converted for use as a home gym, featuring easily removable soft tiled flooring—offering excellent versatility for a range of uses.

Blending style, comfort, and functionality, this outstanding home is ready to move into with no onward chain. Early viewing is highly recommended



HALLWAY

STUDY 9'1" x 7'8" (2.79 x 2.35)

LOUNGE 15'1" x 13'9" (4.60 x 4.20)

DINING ROOM 14'3" 9'6" (4.35 2.90)

KITCHEN 12'7" x 11'1" (3.85 x 3.39)

UTILITY 7'4" x 4'11" (2.26 x 1.51)

WC 5'9" x 4'1" (1.77 x 1.27)

DOUBLE GARAGE/GYM 16'5" x 15'11" (5.01 x 4.87)

PRINCIPAL BEDROOM 11'6" x 10'8" (3.53 x 3.27)

EN-SUITE 7'4" x 6'0" (2.24 x 1.83)

BEDROOM TWO 12'2" x 11'4" (3.73 x 3.46)

BEDROOM THREE 9'0" x 7'8" (2.75 x 2.34)

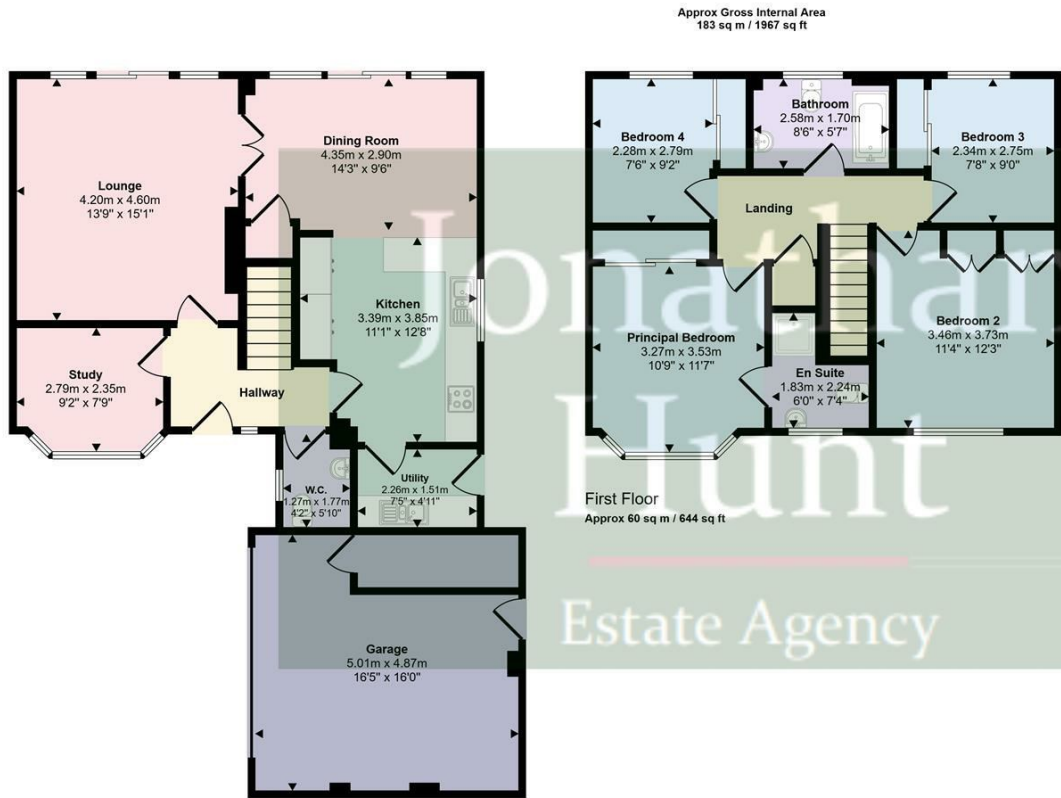
BEDROOM FOUR 9'1" x 7'5" (2.79 x 2.28)

BATHROOM 8'5" x 5'6" (2.58 x 1.70)

GARDEN ROOM 344 sq/ft (104.85m sq/ft)

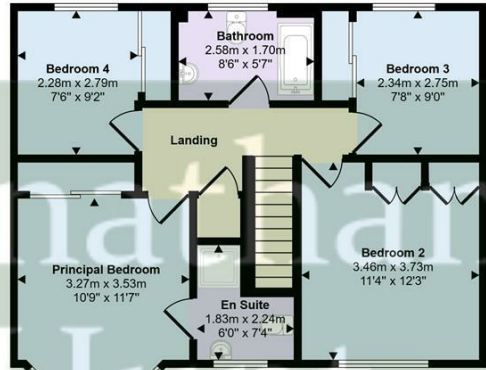




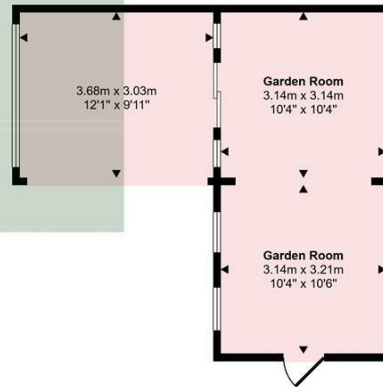


Ground Floor  
Approx 91 sq m / 979 sq ft

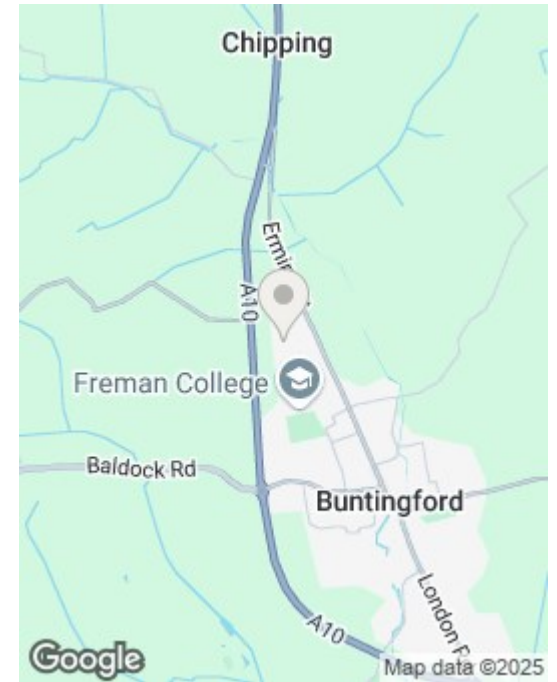
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



First Floor  
Approx 60 sq m / 644 sq ft



Garden Room  
Approx 32 sq m / 344 sq ft



| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>93</b>               |
| (81-91) <b>B</b>                            | <b>84</b>               |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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