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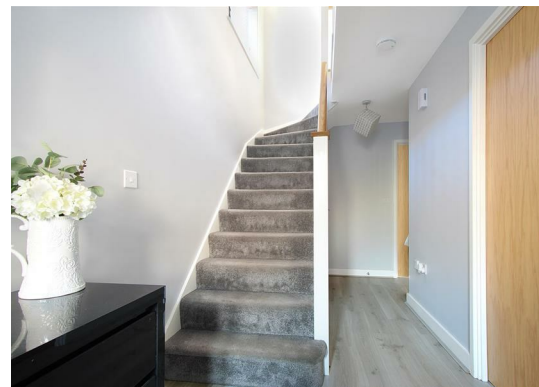
Parker Drive, Buntingford

£465,000

**Sanctuary**  
Buntingford

## Parker Drive, Buntingford, SG9 9GL - £465,000

Sanctuary Buntingford are very pleased to offer for sale this well proportioned Semi Detached home, situated on a popular suburban modern development. The property comprises 3 Bedrooms, Good size Entrance hall, Downstairs wc, Lounge with Bay window, Spacious Kitchen/Diner, En-suite Shower & Family Bathroom, Good size South facing garden to rear, Ample parking to side and remainder of NHBC warranty.





### **Entrance door to:**

#### **Entrance hall**

Laminate flooring, radiator, under stairs cupboard, stairs to first floor. Door to:

#### **Downstairs wc**

Fitted with a suite comprising wash hand basin, dual flush WC, tiled flooring, radiator.

#### **Lounge**

Bay window to front aspect, laminate flooring, radiators.

#### **Kitchen / Diner**

Beautifully fitted and extensively equipped with a range of wall and base storage units, incorporating integrated appliance to include dishwasher, washer dryer, fridge freezer, dual oven & grill, hob and extractor all of which are complemented by granite work surfaces. Gas boiler, radiator. Aspect to the rear, door opening to the rear patio and garden.

#### **Stairs to first floor**

Fitted carpet, airing cupboard housing hot water cylinder and shelving. Door to:

#### **Bedroom One**

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

#### **En-Suite Shower wc**

Fitted with a suite comprising double size shower cubicle with wall mounted shower, dual flush WC, pedestal wash hand basin, ladder towel rail/radiator, fully tiled.

#### **Bedroom Two**

Window to rear aspect, built in wardrobes, fitted carpet, radiator.

#### **Bedroom Three**

Window to rear aspect, fitted carpet, radiator.



**Bathroom wc**

Fitted with a suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin. Dual flush WC, ladder radiator/ towel rail. Fully tiled.

**Exterior**

South facing rear garden: Good sized paved patio area leading to artificial lawn, timber shed, side pedestrian access, outside water tap, outside power sockets.

Front: Small slate chipping area with retaining iron fence.

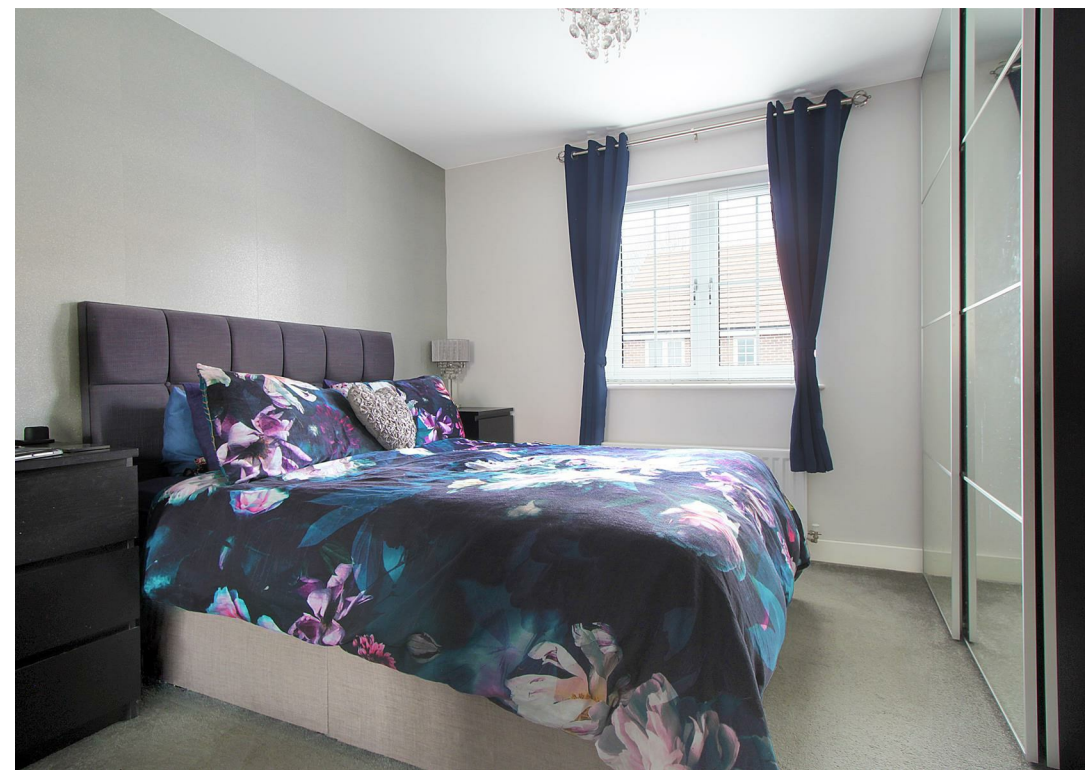
Driveway to side with parking for 2 vehicles, ample visitor parking bays close by.

**Agents note**

Council tax band E £2,486.35 (subject to change)

Annual service charge for development: £237.60

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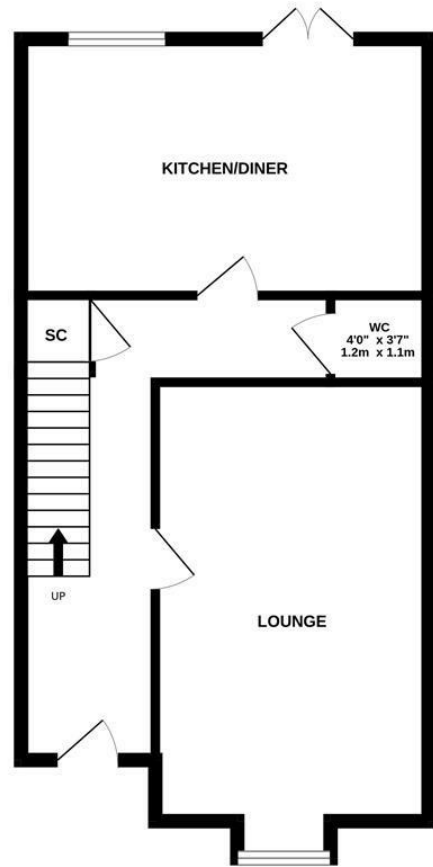




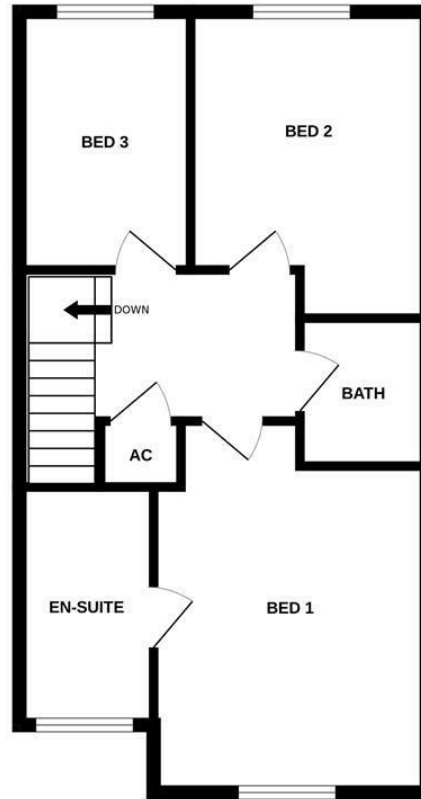




GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



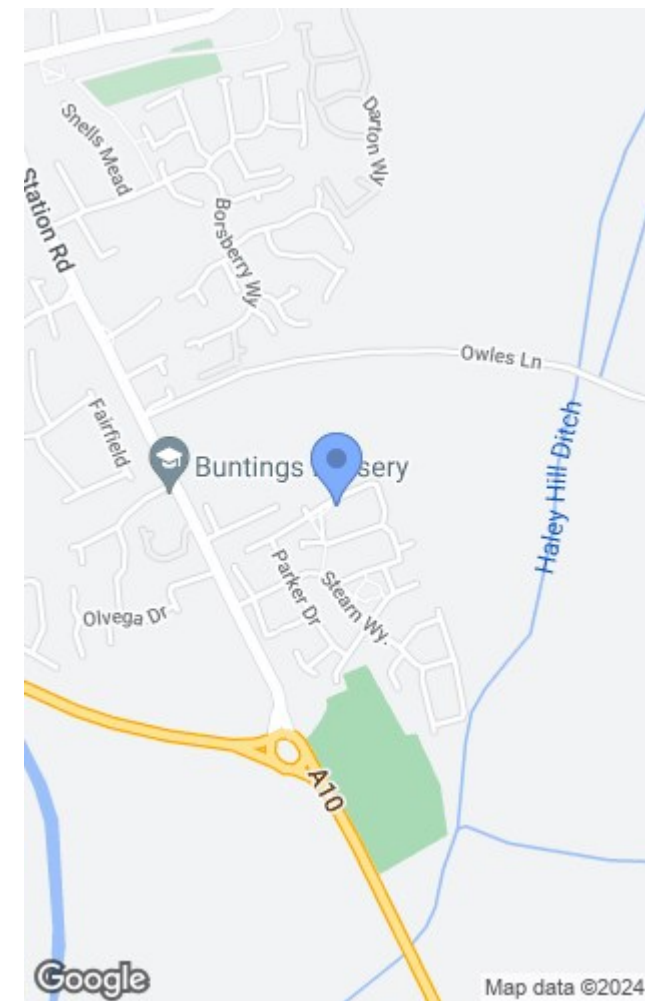
1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 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/fittings 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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</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	

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Registered in England & Wales Company Number: 10774081 Managing Director: Daniel Kirby

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