

Norris Way, Buntingford

£635,000



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Sanctuary
Buntingford

48 Norris Way, Buntingford, SG9 9SS

Sanctuary Buntingford are delighted to bring to market a beautifully designed and stunningly attractive Detached home situated on the very popular 'Maples' development. This rarely available 'Worcester' style property has been kept immaculately by the present owners from new and comprises 3 Double Bedrooms, Lounge with bay window, Kitchen/Diner with fitted appliances, Utility room, Downstairs Wc, En-suite Shower Wc, Family Bathroom Wc, Pleasant landscaped rear garden, Integral garage & driveway for 2 vehicles, NHBC Warranty remaining.

Entrance door to:

Entrance hall

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

Lounge

Bay window to front aspect, limestone fireplace with electric fire inset, laminate flooring, radiator, tv point.

Kitchen/Diner

Fitted with a matching range of Shaker style units in grey with granite work surfaces, inset 1 & 1/2 bowl sink unit and mixer tap, integrated double oven and grill with 4 plate ceramic hob and stainless steel extractor hood fitted, integrated dishwasher, integrated fridge/freezer, integrated wine cooler, karndean flooring, radiator, window to rear aspect, sliding patio doors to rear garden. Door to:

Utility room

Comprising base units with granite work surfaces, inset sink unit and mixer tap, plumbing for washing machine, recess for tumble dryer, kardean flooring, radiator, door to rear garden. Door to:

Downstairs Wc

Comprising low level wc, wash hand basin, tiled splash backs, tiled floor, radiator, obscure glazed window to side.

Stairs to first floor landing

Fitted carpet, radiator, storage cupboard, access to loft, airing cupboard housing hot water cylinder. Door to:

Bedroom One

Bay window to front aspect, built in wardrobes, fitted carpet, radiator, tv point. Door to:

En-suite Shower Wc

Comprising double size shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to side.

Bedroom Two

Window to rear aspect, fitted carpet, radiator.

Bedroom Three

Window to rear aspect, fitted carpet, radiator, good sized walk-in storage area.

Family Bathroom Wc

Comprising 3 piece suite in white with panel enclosed bath with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to front.

Exterior

Rear garden: Pleasantly landscaped with good sized paved patio area leading to artificial lawn and further paved patio area to far corner and Summer house, outside water tap, side pedestrian access and personal door to garage.

Front: Lawn and shrubbery, tarmac driveway with off street parking for 2 vehicles and access to:

Garage

Up & over door, power and light connected.

Agents note

Council tax band E £2,604.36pa (subject to change)

Service charge for development: £228 per annum

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Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

