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Agricultural Cottages, Nasty,
£725,000

Sanctuary
Buntingford

Agricultural Cottages, Nasty,, SG11 1HW - £725,000

Sanctuary Buntingford are delighted to offer a wonderful opportunity to purchase a substantially extended and improved home, sitting on a plot of roughly 1/3 acre, situated in a rarely available village location enjoying rural views all around. The property is presented in impeccable order throughout and comprises 4 Bedrooms, Sitting room with vaulted ceiling, Separate Dining room, Kitchen/Breakfast room, Conservatory, Utility room, Downstairs Wc, Master Bedroom with Juliet balcony, Re-fitted Shower Wc, Re-fitted bathroom Wc, LPG Gas central heating, Block paved driveway with parking for at least 6 vehicles and Detached Garage.





Entrance door to:

Entrance hall

Amtico flooring. Door to:

Downstairs Wc

Comprising low level wc, amtico flooring, radiator, obscure glazed window to front.

Sitting room

21'4" x 16'10"

Valuted ceiling with attractive beams, large window to side, engineered Oak flooring, inglenook fireplace with multi-fuel burning stove inset, radiator, tv point, door to exterior.

Kitchen/breakfast room

17'0" x 15'1"

T-shaped room fitted with a matching range of wall and base units with granite work surfaces, butler style sink with mixer tap, Rangemaster Elan oven with 5 plate gas hob & extractor hood fitted, integrated dishwasher, amtico flooring, window to front, radiator, tv point. Door to:

Dining room

17'2" x 11'10"

Window to front, feature fireplace, engineered Oak flooring, radiator, tv point.

Conservatory

22'6" x 7'9"

Windows and sliding doors to garden, engineered Oak flooring.

Utility room

9'10" x 6'7"

Fitted wall and base units with work surfaces, sink unit with mixer tap, plumbing for washing machine, recess for tumble dryer, amtico flooring, radiator, window to rear.

Stairs to first floor landing

Fitted carpet, window to front, cupboard housing boiler. Door to:

Bedroom Two

12'3" x 11'9"

Window to rear, fitted carpet, radiator, tv point.



Bedroom Three

9'2" x 8'8"

Window to rear, fitted carpet, radiator.

Bedroom Four

8'10" x 7'8"

Window to front fitted carpet, radiator.

Family Bathroom Wc

Re-fitted 3 piece suite comprising panel bath with mixer shower over, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to front.

Stairs to second floor landing

Fitted carpet, window to front, radiator. Door to:

Bedroom One

12'9" x 11'3"

Juliet balcony to front with wonderful views overlooking surrounding countryside, fitted carpet, radiator, tv point.

Shower room Wc

Luxury suite comprising walk-in shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to front. Archway to:

Dressing room

Fitted storage, fitted carpet, velux window to rear.

Exterior

The property sits on a plot roughly 1/3 of an acre with gardens to front, side and rear enjoying fabulous views all around. Good sized paved patio area to rear. Block paved driveway to front with off street parking for at least 6 vehicles, serves access to:

Garage

19'8" x 13'1"

Hinged vehicular access doors and personal door to side, power and light connected, eaves storage space.

Agents Note

Council Tax Band F £3,163.13pa

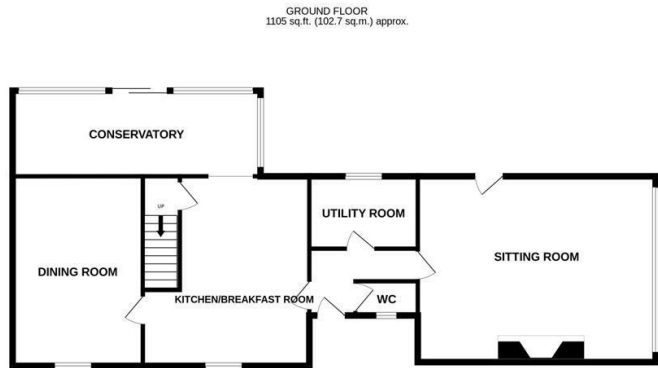
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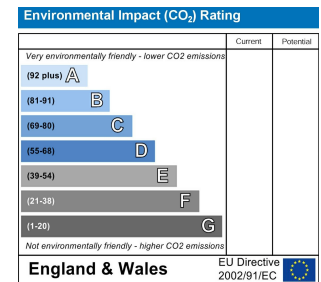
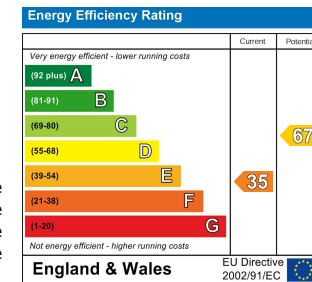




TOTAL FLOOR AREA : 1910 sq.ft. (177.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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.



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