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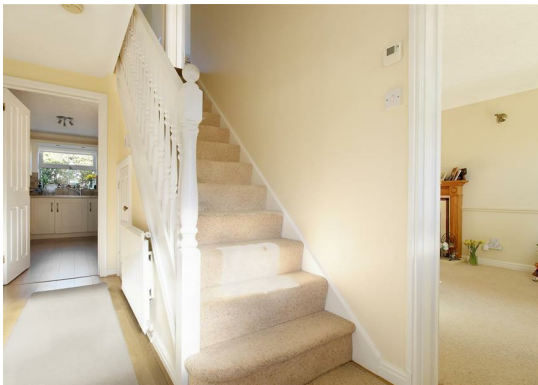
Knights Close, Buntingford

£675,000

Sanctuary
Buntingford

Knights Close, Buntingford, SG9 9SE - £675,000

Sanctuary Buntingford are very pleased to offer for sale this Well presented Detached family home situated on the ever popular Bovis development. The property comprises 4 Bedrooms, Re-fitted Kitchen, Lounge, Dining Room, Study / Playroom, Conservatory, Re-fitted En-suites to Bedrooms 1 and 2, Family Bathroom, Gas central heating, replacement uPVC Double Glazing and Garage & drive.





Entrance door to:

Entrance hall

Laminate flooring, radiator, window to front, good sized storage cupboard, under stairs cupboard, stairs to first floor. Door to:

Downstairs Wc

Comprising low level wc, pedestal wash hand basin, radiator, tiled floor, obscure glazed window to front.

Lounge

17'6" x 10'4"

Dual windows to front aspect, fitted carpet, living flame gas fire, ornamental style fireplace, coved cornice ceiling, dado rail, tv point. Double doors to:

Dining room

10'42 x 9'8"

Fitted carpet, radiator, coved cornice ceiling, dado rail. Door to:

Kitchen

14'1" x 8'9"

Re-fitted with a matching range of light wall and base units with roll edge work surfaces, single drainer 1 & 1/2 bowl sink unit with mixer tap, integrated oven and grill with 4 plate gas hob and extractor fan fitted, integrated microwave, integrated dishwasher, plumbing for washing machine, tiled splash backs, laminate flooring, window to rear aspect. Archway to:

Study / Playroom

12'9" x 8'5"

French doors to rear garden, fitted carpet, radiator, further door to side exterior, door to integral garage.

Conservatory

11'10" x 8'7"

Laminate flooring, windows and doors to rear garden.

Stairs to first floor landing

Fitted carpet, access to loft. Door to:

Bedroom One

22' x 9'

Window to rear aspect, fitted carpet, 2 radiators, tv point, access to separate loft area, airing cupboard housing hot water cylinder and shelving. Door to:



En-suite Shower Wc

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

Bedroom Two

14'3" x 10'7"

Dual windows to front aspect, built-in wardrobes, fitted carpet, radiator. 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, radiator, obscure glazed window to front.

Bedroom Three

11'1" x 10'8"

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

Bedroom Four

11'1" x 8'10"

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

Family Bathroom Wc

3 Piece suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level wc, tiled walls, tiled floor, radiator, extractor fan.

Exterior

Rear garden: Paved patio area leading to lawn with shrub borders, decking area to far corner, outside lights, side pedestrian access.

Front: Lawn and shrubbery, driveway providing off street parking for 2 vehicles and access to GARAGE with up and over door, power and light connected, domestic gas fired boiler.

Agents note

Council tax band F £3,077.89 (subject to change)

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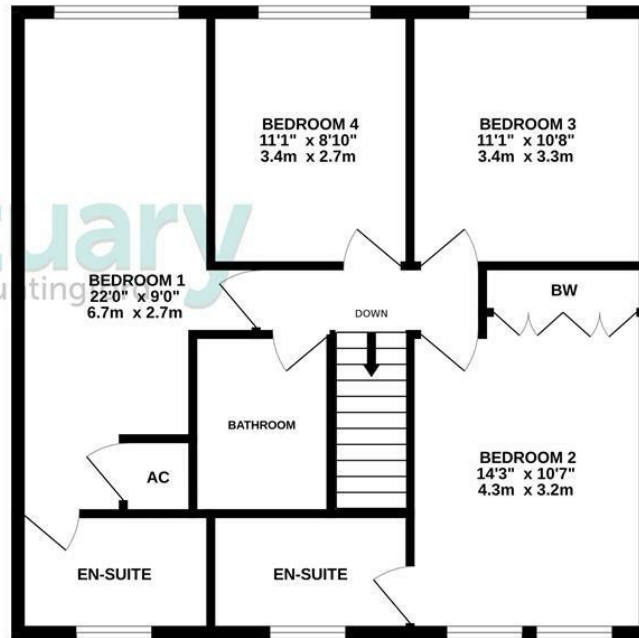
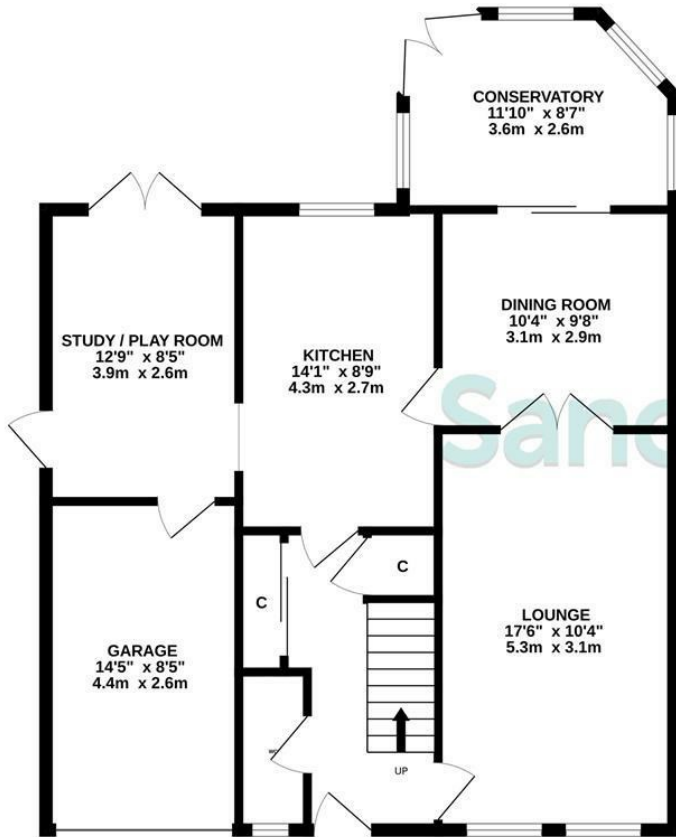






GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.

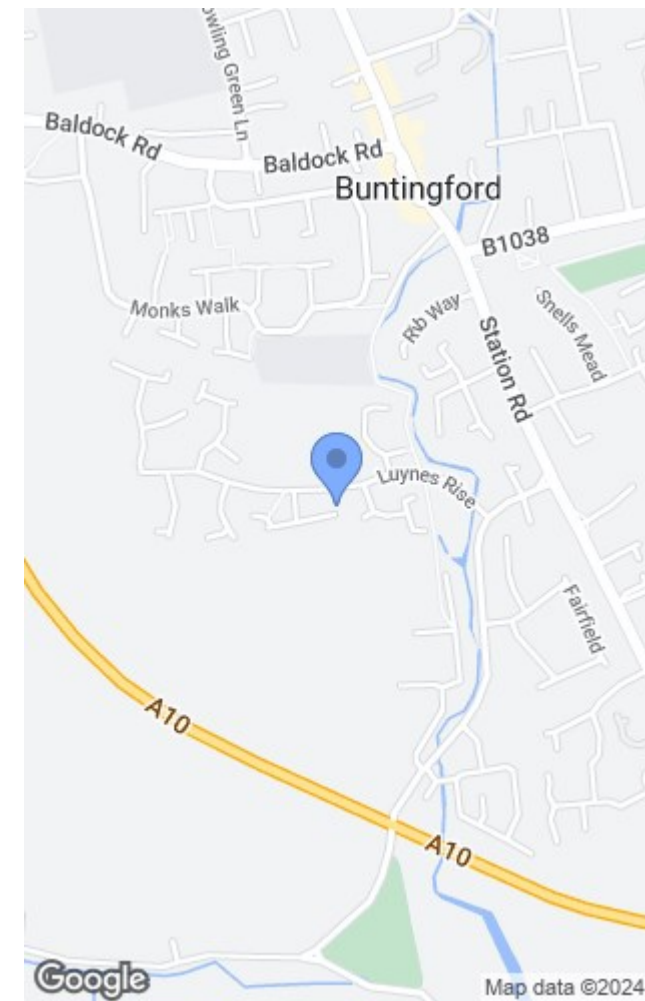
1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 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) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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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