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Stearn Way, Buntingford

£435,000

Sanctuary
Buntingford

Stearn Way, Buntingford, SG9 9GH - £435,000

Sanctuary Buntingford are very pleased to bring to market a tastefully presented Semi Detached home, situated within a suburban modern development. The property comprises 3 Bedrooms, Good size Entrance hall, Downstairs wc, Lounge, Spacious Kitchen/Diner, En-suite Shower & Family Bathroom, Larger than average rear garden, Driveway to side with parking for 2 vehicles and remainder of NHBC warranty.





Entrance door to:

Entrance hall

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

Downstairs Wc

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

Lounge

16'8" x 11'5"

Windows to rear aspect, laminate flooring, 2 radiators, tv point, door to rear garden.

Kitchen/Diner

17'2" x 9'7"

Fitted with matching range of wall and base units with granite work surfaces, inset 1 & 1/2 bowl sink unit and mixer tap, integrated oven and grill with 5 plate gas hob and stainless steel extractor hood fitted, integrated washing machine, integrated dishwasher, integrated fridge/freezer, tiled floor, radiator, window to front aspect.

Stairs to First floor landing

Fitted carpet, window to side, access to part boarded loft, airing cupboard housing hot water cylinder and shelving. Door to:

Bedroom One

13'0" x 10'9"

Window to front aspect, fitted carpet, radiator. Door to:

En-suite Shower Wc

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

Bedroom Two

11'5" x 9'5"

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



Bedroom Three

11'5" x 7'3"

Window to rear aspect, fitted carpet, radiator.

Bathroom Wc

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

Exterior

Rear garden: Paved patio leading to lawn and shrubbery, timber shed, side pedestrian access.

Front: Slate chippings.

2 Parking spaces directly to side of property.

Agents note

Council Tax Band D £2,130.84pa Subject to Change

Annual service charge for development: £237.60 p/a

what3words: ///mute.idealist.croaking

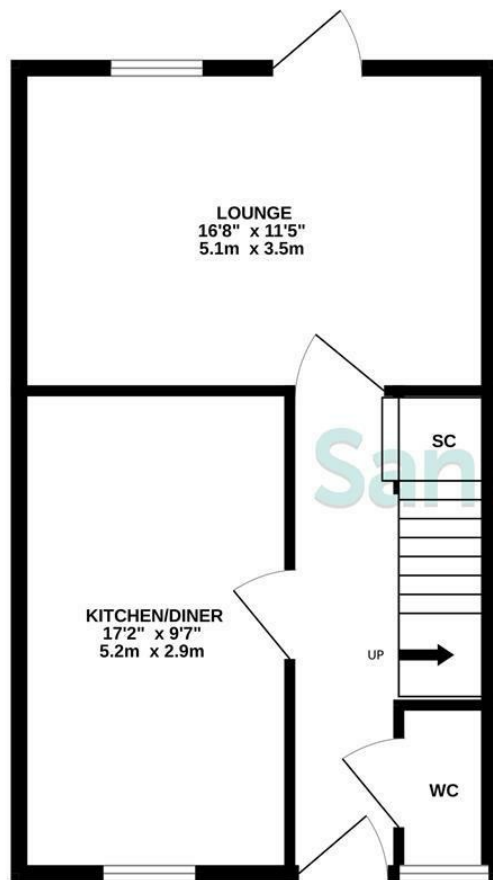




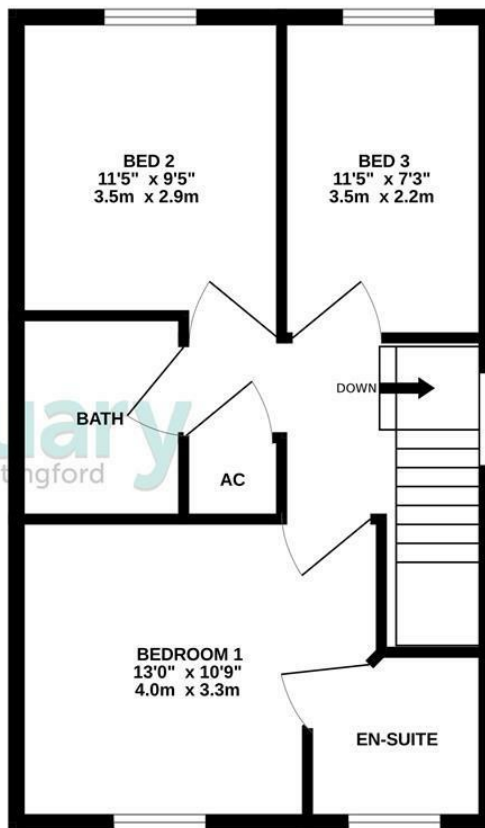




GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 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			94
(81-91) B		83	
(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	

Sanctuary 42 High Street, Buntingford, Hertfordshire, SG9 9AH

01763 273355 hello@sanctuarybuntingford.co.uk www.sanctuarybuntingford.co.uk

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

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