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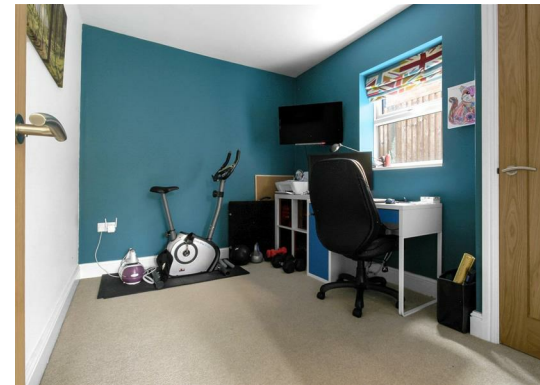
Knights Close, Buntingford

£700,000

Sanctuary
Buntingford

Knights Close, Buntingford, SG9 9SE - £700,000

Sanctuary Buntingford are very pleased to offer for sale, a delightful modern and spacious Detached home, situated in a pleasant cul-de-sac position within the popular Bovis development, within convenient walking distance of schools and shops. The property comprises 4 Double Bedrooms, Lounge, Open plan Kitchen/Diner, Study/Playroom, Utility room, En-suite Shower & Dressing room, Family Bathroom, Secluded Landscaped Rear garden and off street parking for at least 2 vehicles to front.





Entrance door to:

Entrance porch

Tiled floor. Door to:

Entrance hall

Engineered Oak flooring, radiator, storage cupboard, under stairs cupboard. Door to:

Downstairs Wc

Comprising low level wc, wash hand basin, tiled floor, heated towel rail.

Lounge

17'8" x 11'7"

Dual windows to front aspect, Limestone fireplace with living flame gas fire inset, Engineered Oak flooring, radiator, tv point. Glazed double doors to:

Kitchen/Diner

21'3" x 10'5" < 14'8"

Re-fitted with a matching range of Hi-Gloss wall and base units with butchers block work surfaces, 1 & 1/2 bowl sink unit with mixer tap, integrated double oven and grill, integrated microwave, integrated warming drawer, 4 plate gas hob with extractor hood fitted, tiled floor to kitchen, engineered Oak flooring to dining area, window to rear aspect, French doors to rear garden. Door to:

Utility room

12'2" x 8'

Comprising Re-fitted Hi-Gloss wall and base units with butchers block work surfaces, inset sink unit with mixer tap, plumbing for washing machine, recess for tumble dryer, tiled floor, radiator, windows to side and rear, door to rear garden. Door to:

Study/Playroom

10'7" x 8'

Window to side, fitted carpet, cupboard housing gas fired boiler.

Stairs to first floor landing

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

Bedroom One

11'10" x 11'8"

Dual windows to front aspect, fitted carpet, radiator, tv point. Archway to:



En-suite Dressing room

9'3" x 7'

Range of built in wardrobes, obscure glazed window to front, fitted carpet, radiator. Door to:

En-suite Shower Wc

Re-fitted suite comprising walk-in shower cubicle with wall mounted mixer shower & separate attachment, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan.

Bedroom Two

21'10" x 8'

Window to front aspect and further velux window to rear, fitted carpet, radiator.

Bedroom Three

12' x 9'2"

Dual windows to rear aspect, fitted carpet, radiator.

Bedroom Four

10'1" x 9'

Window to rear aspect, fitted carpet, radiator.

Family Bathroom Wc

Re-fitted 3 piece suite comprising panel enclosed bath with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, extractor fan, obscure glazed window to side.

Exterior

Beautifully landscaped rear garden with elegant paved patio area leading to artificial lawn and shrub borders, gazebo, brick built BBQ, outside lighting, outside water tap, timber shed, side pedestrian access.

Front: Block paved with outside lighting and attractive shrub border, off street parking for at least 2 vehicles. Access to remainder of Garage with handy space for bikes and boxes.

Agents note

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

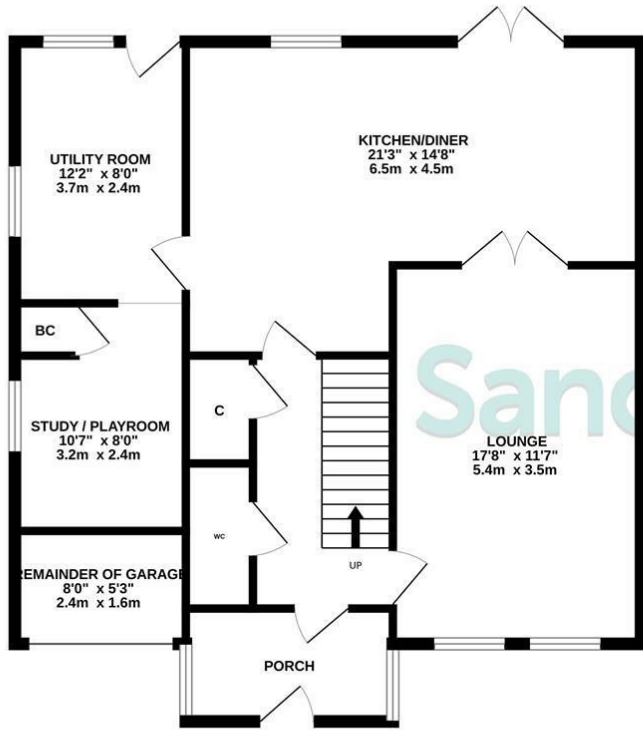
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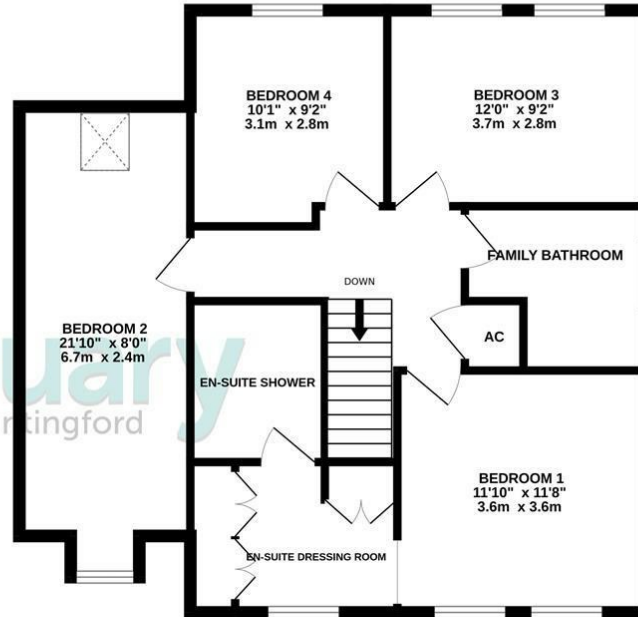




GROUND FLOOR
854 sq.ft. (79.4 sq.m.) approx.



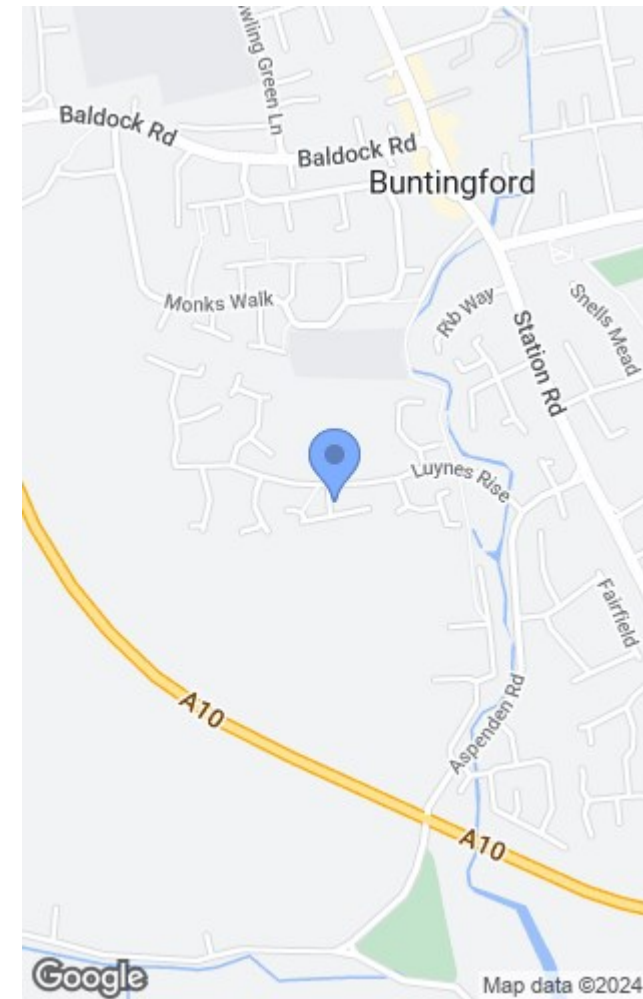
1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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			
(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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