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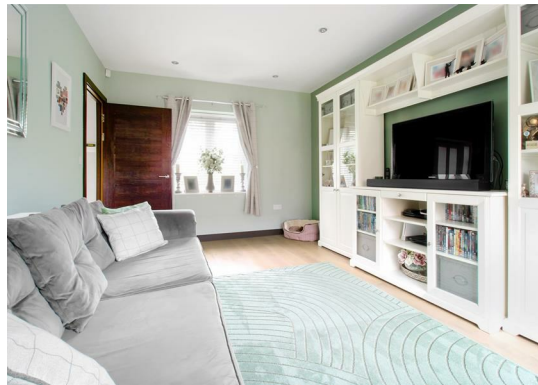
Hummerston Close, Buntingford

£583,000

Sanctuary
Buntingford

Hummerston Close, Buntingford, SG9 9SX - £583,000

Sanctuary Buntingford are delighted to offer a beautifully presented Semi Detached family home, in a wonderful location enjoying fabulous outlook over countryside, yet being a close level walk to high street facilities and schools. The property comprises 4 Double Bedrooms, Lounge, Kitchen/Diner with fitted appliances, Downstairs Wc, En-suite Shower Wc, Family Bathroom Wc, Additional Wc to 2nd floor, Gas central heating, Pleasant gardens, Garage & driveway to rear for 2 vehicles and remainder of NHBC warranty.



Front External

Mature shrubbery & lawn frontage with paved pathway leading to the entrance and gated side access to rear garden. Illuminated bollard lights to the front of the property. Flat roof porch, illuminated door number, uPVC double glazed front door with privacy glass, flanked by floor to ceiling double glazed windows with privacy glass.

Entrance Hallway

3'6" x 13'6"

Wood effect laminate flooring, ceiling lights, radiator. Doors to cloakroom, living room & kitchen diner. Fitted carpet to stairs leading to first floor

Cloakroom

3'3" x 5'0"

Wood effect laminate flooring, radiator, low level flush w/c, vanity hand basin with chrome mixer tap

Kitchen/Dining Room

10'8" x 7'4"

Range of light grey wall and base units, smoke alarm, inset ceiling lights, laminate wood effect flooring, radiator. Zanussi integrated appliances including cooker, microwave, washing machine and dishwasher. 1 and 1/2 sink with mixer tap, quartz worktops, uPVC double glazed window and uPVC double glazed door leading to garden to rear aspect, uPVC double glazed window to front aspect. Tiled splashbacks, ceramic induction hob, extractor fan and power sockets

Living Room

10'3" x 17'4"

Dual aspect, uPVC double glazed window to front and uPVC double glazed sliding patio door to rear. Wood effect laminate flooring, inset ceiling lights, double and single power sockets, radiator

Bedroom One

10'8" x 17'3"

Dual aspect, uPVC double glazed windows to front and rear aspects. Ceiling lights, fitted carpet, power sockets, radiator, tv point. Mirrored front, fitted double wardrobe.

Ensuite to Bedroom One

7'4" x 6'10"

Ceramic tiled floor, inset ceiling lights, extractor fan, low level flush w/c., charcoal glass splashback, white hand basin with digitally controlled Fascino smart tap. Heated towel rail, Touch illuminated LED mirror over vanity unit. Fully tiled walk in shower with dual head mixer tap and tempered glass screen. uPVC double glazed window with privacy glass to front aspect.

Bedroom Two

9'11" x 9'8"

uPVC double glazed window to front aspect, fitted wardrobes, radiator, ceiling light, power sockets, fitted carpet

Bathroom

6'8" x 7'4"

Ceramic tiled floor, fully tiled panel bath with shower over bath, tempered glass screen, and Fascino smart bath & shower with digitally controlled screen. White hand basin with digitally controlled Fascino smart tap inset to vanity unit. Touch illuminated LED mirror with shaving point, low level flush w/c, heated towel rail

Bedroom Three

10'8" x 14'2"

Dual aspect, uPVC double glazed window to front and Velux to rear, radiator, fitted carpet, mirror fronted fitted wardrobe, ceiling light, power sockets

Bedroom Four

8'9" x 14'2"

Dual aspect, uPVC double glazed window to front and Velux to rear, radiator, fitted carpet, mirror fronted fitted wardrobe, ceiling light, power sockets



Cloakroom

4'11 x 4'11"

Inset ceiling light, heated towel rail, low level flush w/c, white handwash basin with Fascino smart tap

Rear External

South-West facing garden, raised lawn with access to shed and garage. Patio area wrapping around the side of the house, base for workshop or summer house in situ with all utilities ready (water, electricity and waste). Outside water tap, external lighting and ambient downlights around raised lawn. Mature border along the side of the steps leading to gate out of garden and to block paved driveway and parking for 2 vehicles.

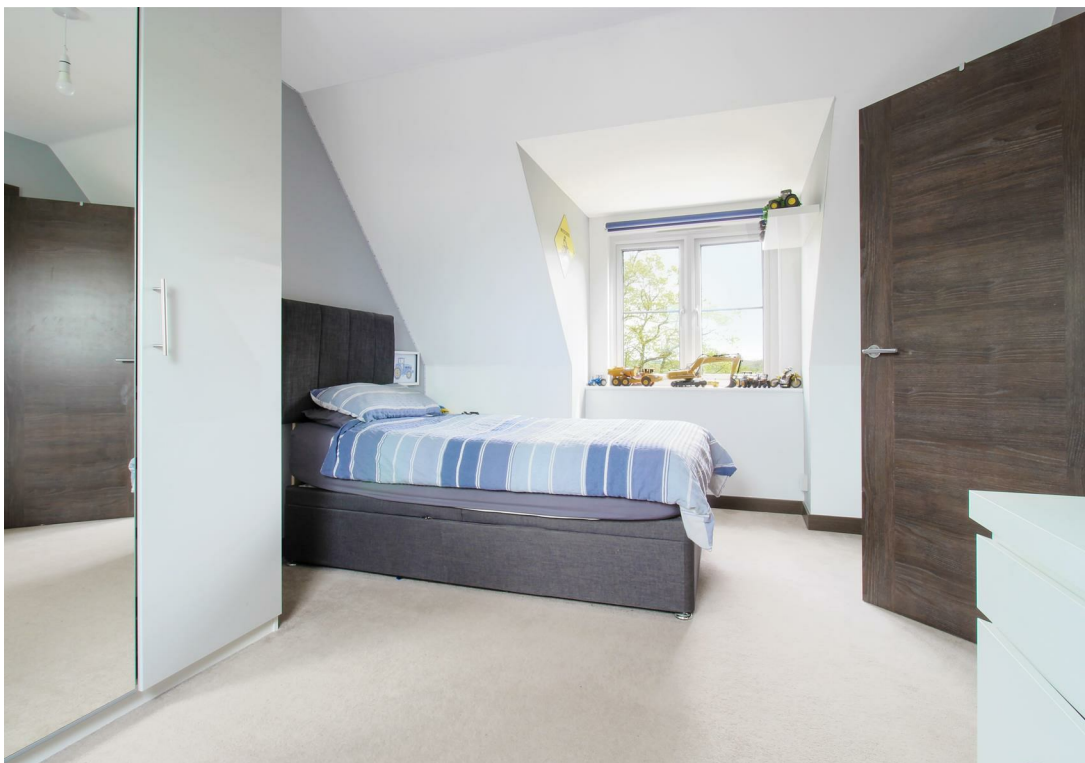
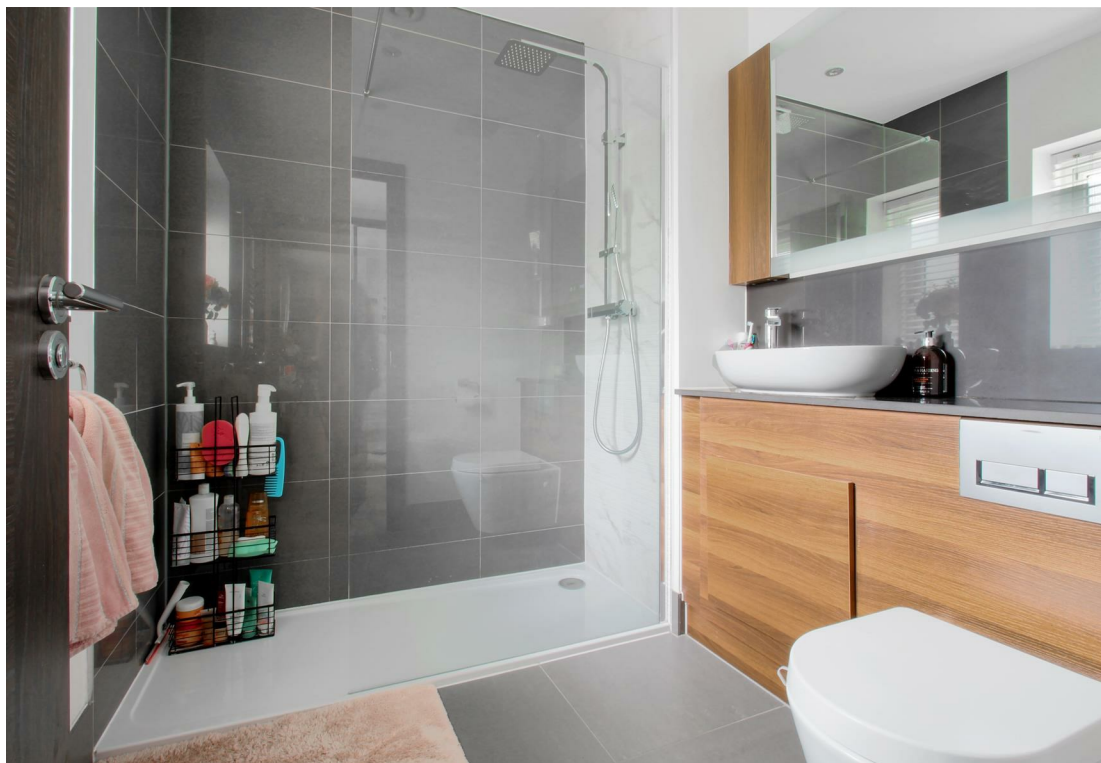
Agents note

Council tax band E £2,859.14 p.a. (Subject to Change)

Development service charge: £190.18 bi-annually.

what3words: ///boasted.myths.ownership



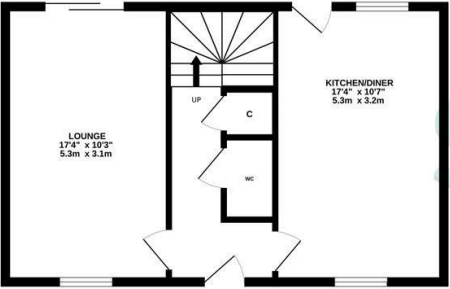




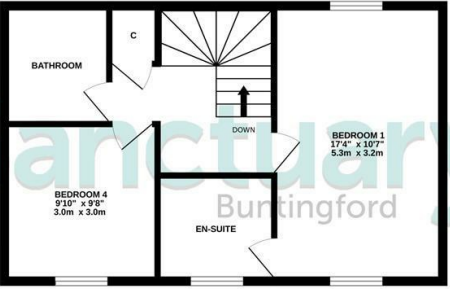




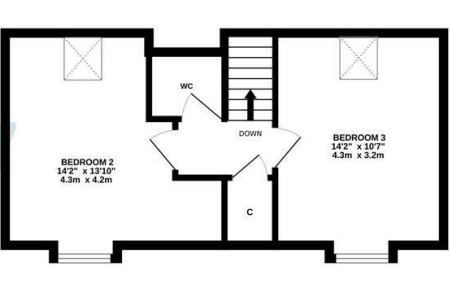
GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



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

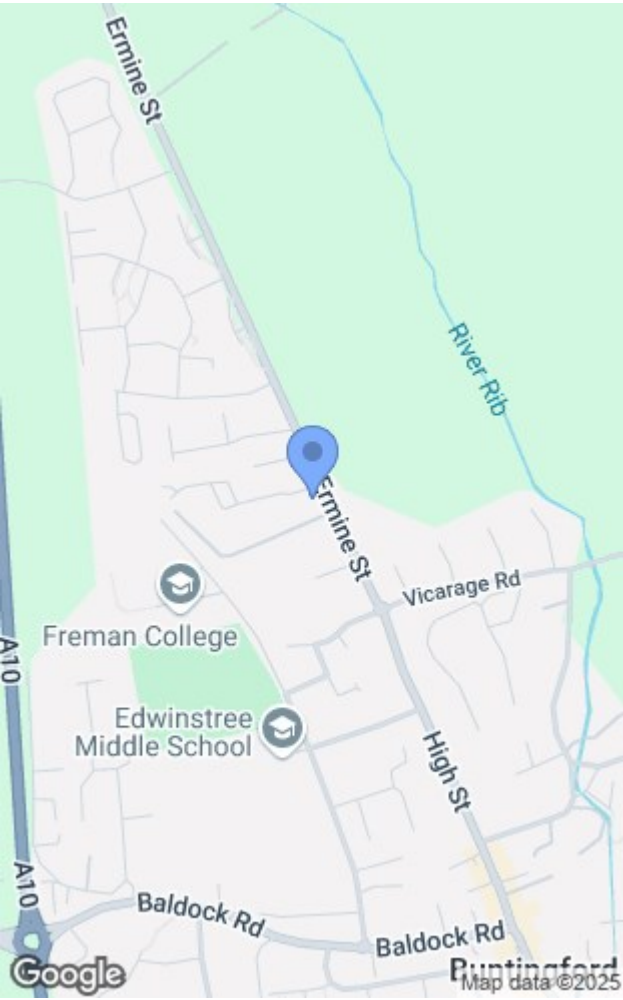


2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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/fixings 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		93
(81-91) B	84	
(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	