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Fairfield, Buntingford  
£560,000

**Sanctuary**  
Buntingford

## Fairfield, Buntingford, SG9 9NU - £560,000

Sanctuary Buntingford are delighted to offer for sale an EXTENDED semi detached property, presented in meticulous order throughout, situated in a pleasant and sought after residential location. The property comprises 4/5 Bedrooms, Lounge, Dining room, Re-fitted Kitchen, Study/Playroom, Utility room, Downstairs Shower Wc, Additional Downstairs Wc, First Floor Bathroom Wc, Gas central heating, uPVC Double glazed windows and doors, South facing rear garden and Generous off street parking to front.





### **Entrance door to:**

#### **Entrance hall**

13'9" x 7'3"

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

#### **Downstairs Wc**

Comprising low level wc, wash hand basin, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to front.

#### **Study / Bedroom Five**

12'1" x 8'

Bow window to front aspect, laminate flooring, bespoke radiator, laminate flooring.

#### **Downstairs Shower Wc**

Comprising double size enclosed shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan.

#### **Lounge**

21' x 11'1"

French doors to rear garden, feature fireplace, laminate flooring, 2 bespoke radiators, tv point. Squared archway to:

#### **Dining room**

14' x 8'8"

Window and door to rear garden, bespoke radiator, laminate flooring. Open aspect to:

#### **Kitchen**

13'2" x 12'

Re-fitted with a modern contemporary style of grey Hi-gloss wall and base units with contrasting work surfaces, stainless steel single drainer sink unit with mixer tap, integrated double oven and grill with 4 plate gas hob and extractor hood fitted, integrated dishwasher, skylight. Door to:



### Utility room

10' x 4'3"

Comprising wall and base units with work surfaces, single bowl sink unit and mixer tap, plumbing for washing machine, recess for tumble dryer, laminate flooring, tiled splash backs, door to front exterior, wall mounted gas fired boiler.

### Stairs to first floor landing

Fitted carpet, access to loft, storage cupboard. Door to:

### Bedroom One

14'8" x 9'2"

Window to rear aspect, built in wardrobes, fitted carpet, radiator.

### Bedroom Two

13'1" x 8'10"

Window to front aspect, laminate flooring, radiator.

### Bedroom Three

11'8" x 8'10"

Window to rear aspect, laminate flooring, radiator.

### Bedroom Four

10'5" x 6'10"

Window to front aspect, laminate flooring, radiator.

### Bathroom Wc

3 Piece suite in white comprising panel bath with mixer tap and wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to side.

### Exterior

South facing rear garden: Paved patio area leading to lawn with shrub borders, garden shed, outside water tap, outside lighting.

Front: Generous frontage with block paved driveway providing off street parking for 2/3 vehicles, shingle area and shrubbery.

### Agents note

Council tax band E £2,727.88 (subject to change)

what3words: ///bake.loyal.behalf

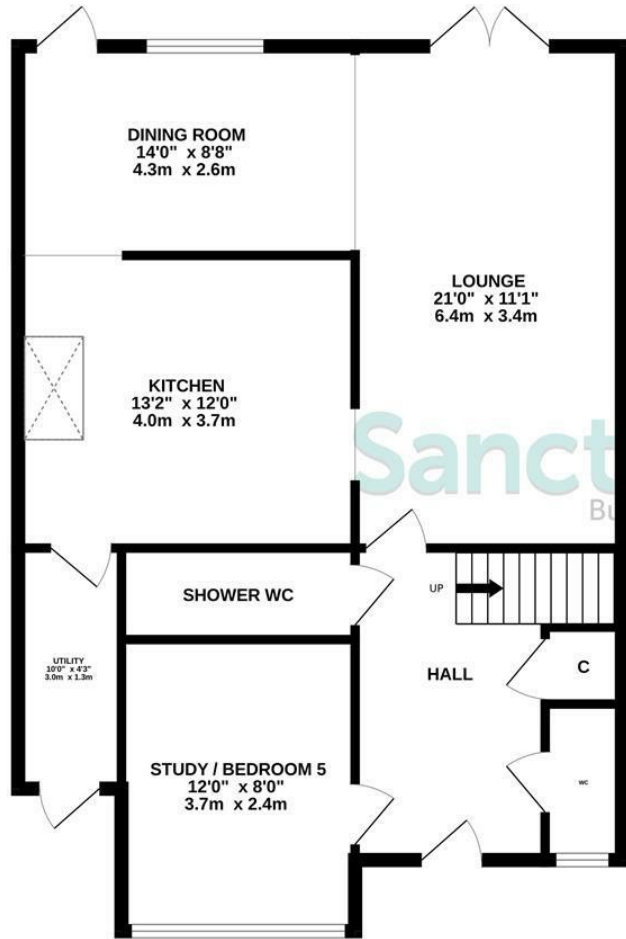




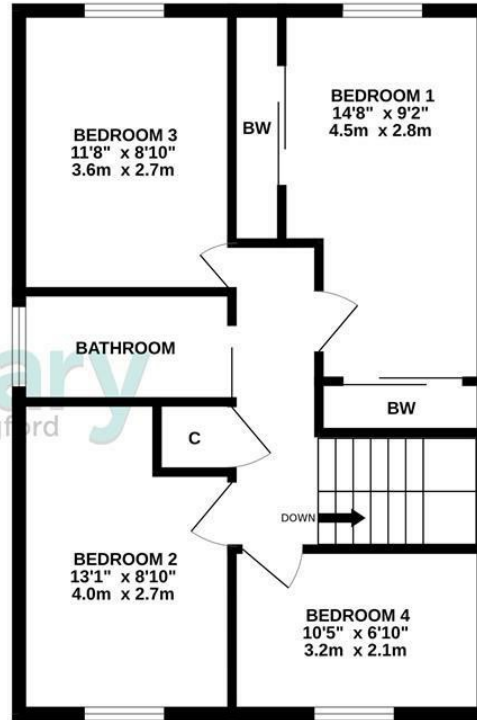




GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



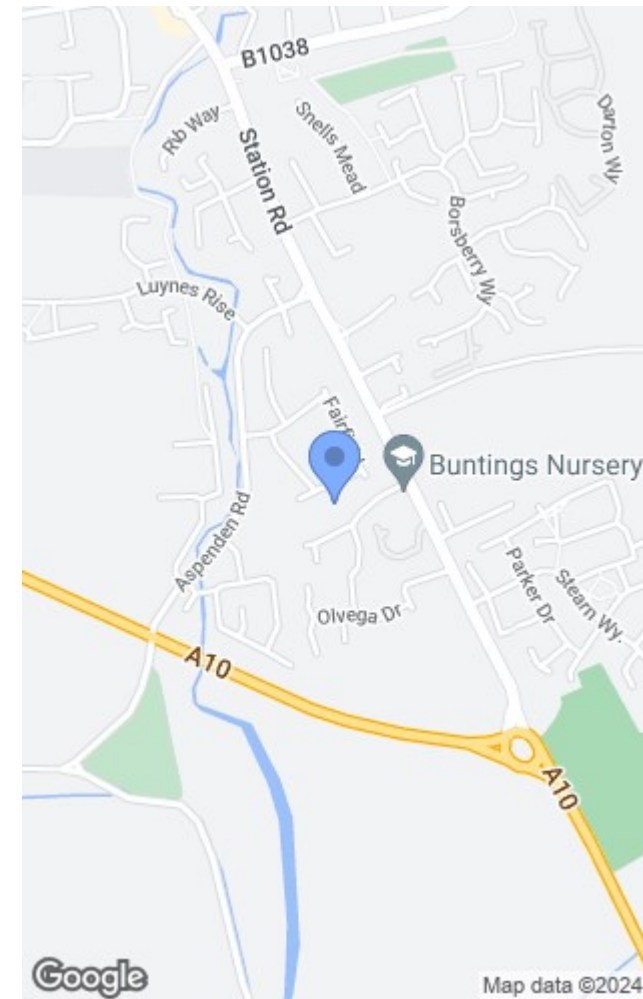
1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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	75	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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