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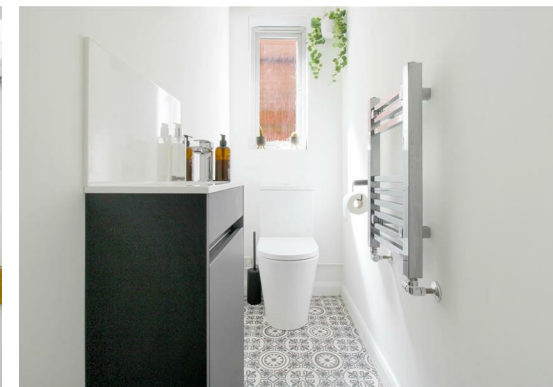
Stoat Close, Hertford  
£739,995

**Sanctuary**  
Buntingford



## Stoat Close, Hertford, SG13 7GH - £739,995

Sanctuary Buntingford are delighted to offer for sale a well presented, rarely available four bedroom detached family home in the sought after Foxholes development in Hertford. This property boasts spacious living accommodation, ample parking and a South West facing rear garden. Ideally situated within the SG13 catchment area, offering access to local schools, transport links & Hertford town centre.







### **Entrance door to:**

### **Entrance Porch**

Tiled flooring and door into:

### **Entrance Hall**

Wood flooring, radiator, coving, stairs to first floor and door to:

### **Downstairs Wc**

Opaque UPVC double glazed window to side, low level WC, wall mounted wash hand basin with mixer tap and tiled splash backs, chrome heated towel rail and wood flooring

### **Lounge**

16'4" x 11'6"

UPVC double glazed window to front, two radiators, television and telephone points, coving, feature wood burner and double doors into:

### **Dining room**

11'6" x 9'5"

UPVC double glazed French doors to rear into conservatory, coving, radiator, wood flooring and door to:

### **Kitchen/Breakfast room**

15' x 11'6"

UPVC double glazed window to rear and French doors into garden plus side door to outside, fitted with an extensive range of base and wall units with contrasting granite work surfaces over incorporating one and a half bowl stainless steel inset sink unit with mixer tap, breakfast bar, three radiators, wood flooring, built in stainless steel double oven with separate stainless steel gas hob and extractor hood over, cupboards housing appliance spaces for tumble dryer, tumble dryer and washing machine with plumbing provided, dual integrated fridges.

### **Conservatory**

9'10" x 9'5"

UPVC double glazed construction with French doors to rear garden and power points.

### **Stairs to first floor landing**

UPVC double glazed window to side, access to loft space, coving, radiator and doors to:



## Bedroom One

14' x 11'7"

UPVC double glazed window to front, radiator, coving, built in wardrobes and door to:

## En-Suite Shower Wc

Opaque UPVC double glazed window to side, extractor, chrome heated towel rail, low level WC, pedestal wash hand basin, shower cubicle, tiled flooring and walls to half height, light with shaver point.

## Bedroom Two

11'3" x 11'

UPVC double glazed window to rear, radiator and coving.

## Bedroom Three

11'9" x 9'4"

UPVC double glazed window to front, radiator and coving.

## Bedroom Four

8'2" x 7'7"

UPVC double glazed window to rear, radiator and coving.

## Bathroom Wc

Opaque UPVC double glazed window to rear, recessed spot lights, chrome heated towel rail, extensively tiled walls, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with wall mounted shower over and folding glass screen.

## Exterior

South facing rear garden, approx 40ft in length, attractively landscaped south west facing garden with paved patio seating area and shaped lawn with raised planted borders, outside tap and power points, enclosed by panel fencing with pedestrian gated side access to front.

Front: Lawn with shrub borders, Block paved driveway with off street parking for two cars. Access to:

## Garage

16'2" x 9'4"

With power and light connected and up and over door.

## Agents note

Council tax band F £3,252.10 (subject to change)

what3words: ///visit.stamp.rice









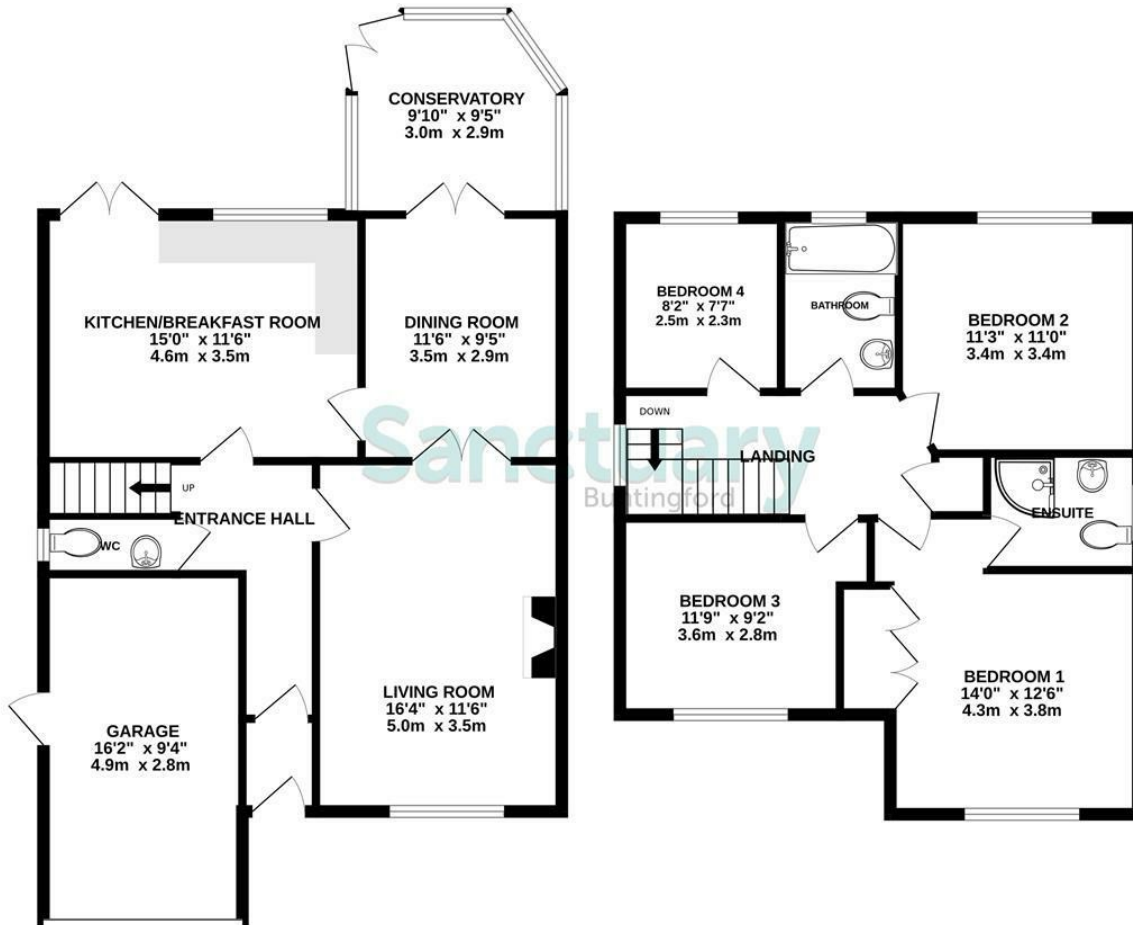






GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.

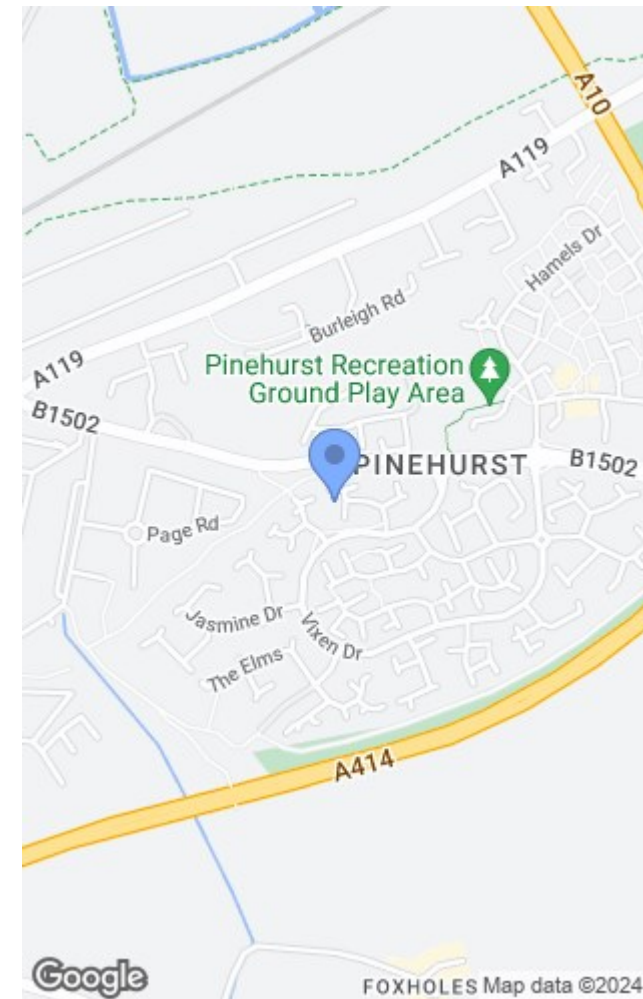
1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (131.9 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/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			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 <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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