



Deacons Place, Buntingford

£750,000

**Sanctuary**  
Buntingford

## Deacons Place, Buntingford, SG9 9FT - £750,000

Sanctuary Buntingford are delighted to bring to market a beautiful recently constructed Detached property designed to suit large families. The property is situated within a small gated development and finished to an exceptionally high standard offering spacious accommodation including 3 Reception rooms, 5 DOUBLE bedrooms, 3 bath/shower rooms, elegant Kitchen/breakfast room, Utility room, under floor heating, uPVC Double glazed windows, West facing rear garden, Double Garage and ample off street parking for several vehicles.





**Entrance door to:**

**Entrance hall**

Oak flooring with underfloor heating. Inset mat. Solid oak staircase with carpeted stairs leading to first floor landing with storage cupboard under housing consumer unit. Solid oak doors to all ground floor rooms.

**Downstairs Wc**

Part tiled walls and tiled flooring. Suite comprising vanity wash hand basin with stainless steel mixer tap & low level WC with concealed cistern. Extractor fan.

**Lounge**

19'1" x 11'6"

Double glazed window to side and French doors to rear garden. Feature fireplace with inset log burning stove. Oak flooring with underfloor heating and wall mounted digital thermostat. Recessed lighting and phone point.

**Kitchen/breakfast room**

15'3" x 13'7"

Double glazed window to rear and double glazed French doors & windows to side. Range of wall & base units with granite work surfaces incorporating under-mounted one & a half bowl stainless steel sink unit. Integrated Neff dishwasher, double oven and fridge/freezer. Granite splash backs. Recessed lighting. Tiled flooring with underfloor heating & digital thermostat. Island unit with granite work surfaces incorporating Neff induction hob with extractor hood over and submerged power and USB points. Door to:

**Utility room**

Double glazed window and door to rear. Range of wall & base units with granite work surfaces incorporating stainless steel sink unit and with granite splash backs. Neff washing machine & tumble dryer. Cupboard housing boiler. Further cupboard housing hot water cylinder. Wall mounted digital thermostat. Tiled flooring.

**Dining room**

14'5" x 10'9"

Double glazed bay window to front aspect. Oak flooring with underfloor heating and wall mounted digital thermostat. Recessed lighting. Part glazed double doors to Kitchen.

**Study/playroom**

11'5" x 11'1"

Double glazed bay window to front aspect. Oak flooring with underfloor heating and wall mounted digital thermostat. Telephone point.

**Stairs to first floor landing**

Solid oak staircase with fitted carpet leading up to second floor landing. Double glazed arch window to front. Wall mounted digital thermostat. Radiator. Airing cupboard. Solid oak doors to all first floor rooms.

**Bedroom One**

15'6" x 11'1"

Double glazed window to front. Fitted carpet. Recessed lighting. Radiator. Telephone point. Door to:



**En-suite Shower Wc**

Double glazed window to rear with obscure glass. Suite comprising walk-in shower cubicle with wall mounted thermostatic controls, low level WC with concealed cistern and vanity wash hand basin with stainless steel mixer tap. Heated towel rail. Tiled walls and flooring. Recessed lighting. Shaver point and extractor fan.

**Bedroom Two**

12'5" x 11'1"

Double glazed window to rear. Radiator. Fitted carpet. Telephone point.

**Bedroom Five**

11'1" x 8'8"

Two double glazed windows to rear. Fitted carpet. Telephone point. Radiator.

**Family Bathroom Wc**

Double glazed window to rear with obscure glass. Suite comprising panel enclosed bath with wall mounted controls, low flush WC with concealed cistern, vanity wash hand basin with stainless steel mixer tap and walk-in shower cubicle with wall mounted thermostatic controls. Heated towel rail. Tiled flooring. Part tiled walls and extractor fan.

**Stairs to second floor landing**

Fitted carpet. Built-in cupboard. Access to loft space. Solid oak doors to all second floor rooms.

**Bedroom Three**

15'3" x 11'2"

Double glazed window to rear. Eaves storage space. Radiator. Fitted carpet. Telephone point.

**Bedroom Four**

15'2" x 11'1"

Double glazed window to rear and double glazed porthole window to side. Eaves storage space. Fitted carpet. Radiator. Telephone point.

**Shower room Wc**

Double glazed window to rear with obscure glass. Heated towel rail. Suite comprising walk-in shower cubicle with wall mounted thermostatic controls, low flush WC with concealed cistern and vanity wash hand basin with stainless steel mixer tap. Tiled floor. Part tiled walls and extractor fan.

**Exterior**

West facing rear garden with paved patio area leading to artificial lawn with shrub borders, side pedestrian access.

Front: Lawn area and shrubbery, Block paved driving providing off street parking for at least 4 vehicles and giving access to Detached double garage with electric up & over door and personal door to side. Power and lighting connected.

**Agents Note**

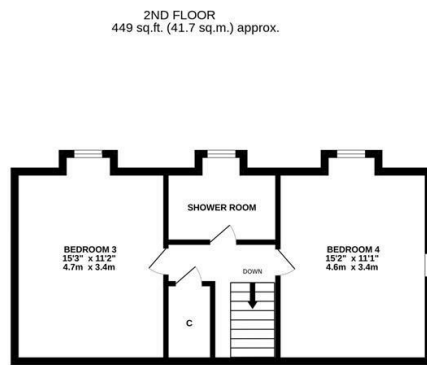
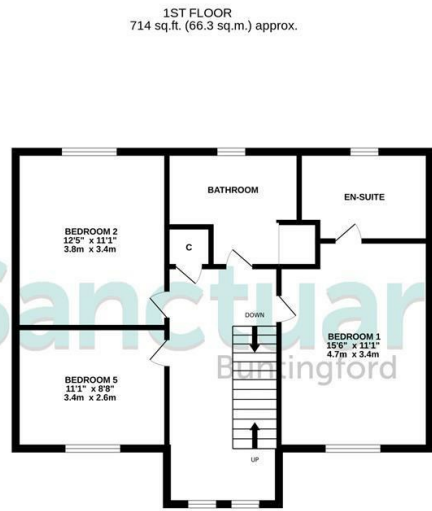
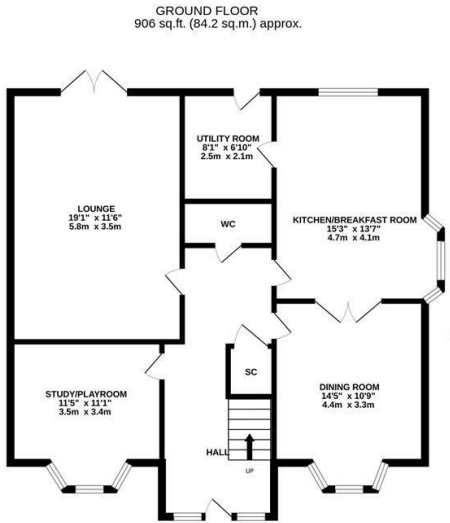
Council Tax Band G £3,719.83pa Subject to Change  
what3words: ///seriously.daytime.seducing





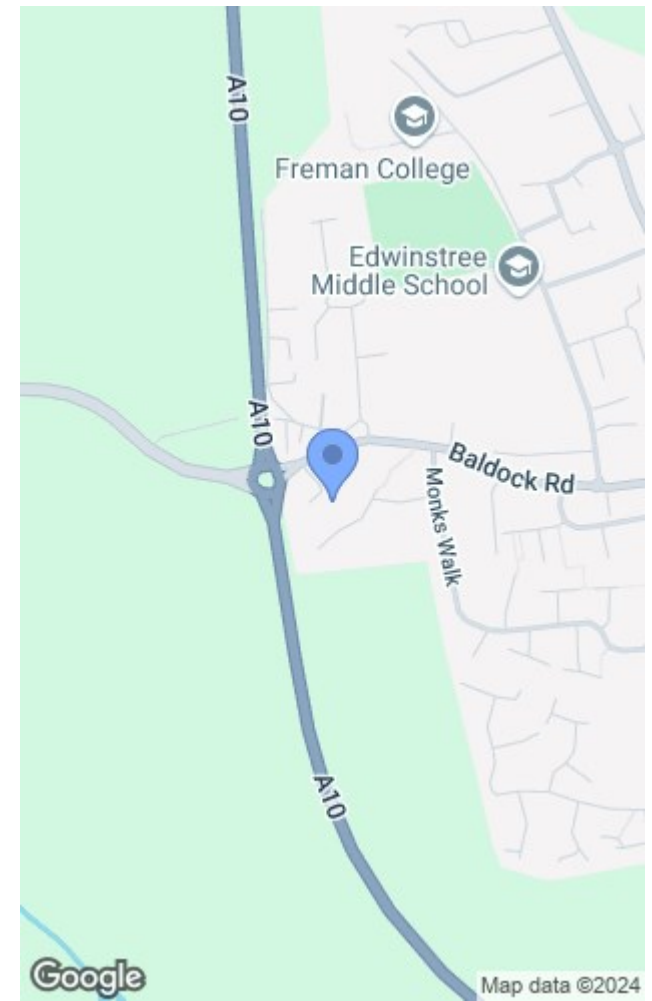






**TOTAL FLOOR AREA : 2069 sq.ft. (192.2 sq.m.) approx.**

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.  
Made with Metropix ©2024



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			91
(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 <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	

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

