

Campbell Close, Buntingford
£715,000

Sanctuary
Buntingford

Campbell Close, Buntingford, SG9 9BY - £715,000

Sanctuary Buntingford are very pleased to offer for sale, a delightful modern and EXTENDED 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, Family room, En-suite Shower & Dressing room, Family Bathroom, Secluded Landscaped Rear garden and Wonderful modern outbuilding, off street parking for at least 4 vehicles to front and Garage.





Entrance door to:

Entrance hall

Engineered wood flooring, radiator, 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.

Lounge

25'8" x 13'5" reducing to 7'10"

Bay window to front aspect, fireplace with living flame gas fire inset, engineered wood flooring, 2 radiators, coved cornice ceiling, tv point, bi-folding doors to rear garden. Door to:

Kitchen/Diner

26'7" x 10'9"

Re-fitted with a matching range of modern contemporary wall and base units with quartz work surfaces and under unit lighting, sizeable breakfast bar with extensive storage, inset 1 & 1/4 sink unit with mixer tap and separate cold water hose, integrated oven and grill with 4 plate induction hob and extractor hood fitted, integrated microwave, integrated fridge freezer, integrated dishwasher, tiled floor, larder cupboard, radiator, windows and door to rear garden, integral door to garage. Door to:

Family room

17'1" x 8'1"

Window to front aspect, Engineered wood flooring, radiator.

Stairs to first floor landing

Window to front aspect, radiator, fitted carpet, airing cupboard housing hot water cylinder and shelving. Door to:

Bedroom One

13'5" x 10'3"

Bay window to front aspect, built-in wardrobes, fitted carpet, radiator. Door to:

En-suite Shower Wc

Comprising enclosed shower cubicle with wall mounted mixer shower, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, obscure glazed window to side.



Bedroom Two

23'10" x 8'2"

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

Bedroom Three

9'10" x 9'1"

Window to rear aspect, laminate flooring, radiator.

Family Bathroom

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

Stairs to second floor landing

Fitted carpet. Door to:

Bedroom Four

14'6" x 12'3" < 16'

4 Velux windows (2 to front and 2 to rear), fitted carpet, radiator, eaves storage space.

Exterior

Beautifully landscaped secluded rear garden with large paved patio area and gazebo leading to artificial lawn with timber sleeper borders, shingle area and mature trees, outside water tap, outside lighting, outside power sockets, timber shed, side pedestrian access.

Outbuilding

12'6" x 11'62

A feature of this property is the recently added outbuilding, currently used as a bar but could easily be used for numerous different functions, comprising modern units and work surfaces, power, bespoke radiator, solid Oak flooring. There is a wooden decking area right beside outbuilding.

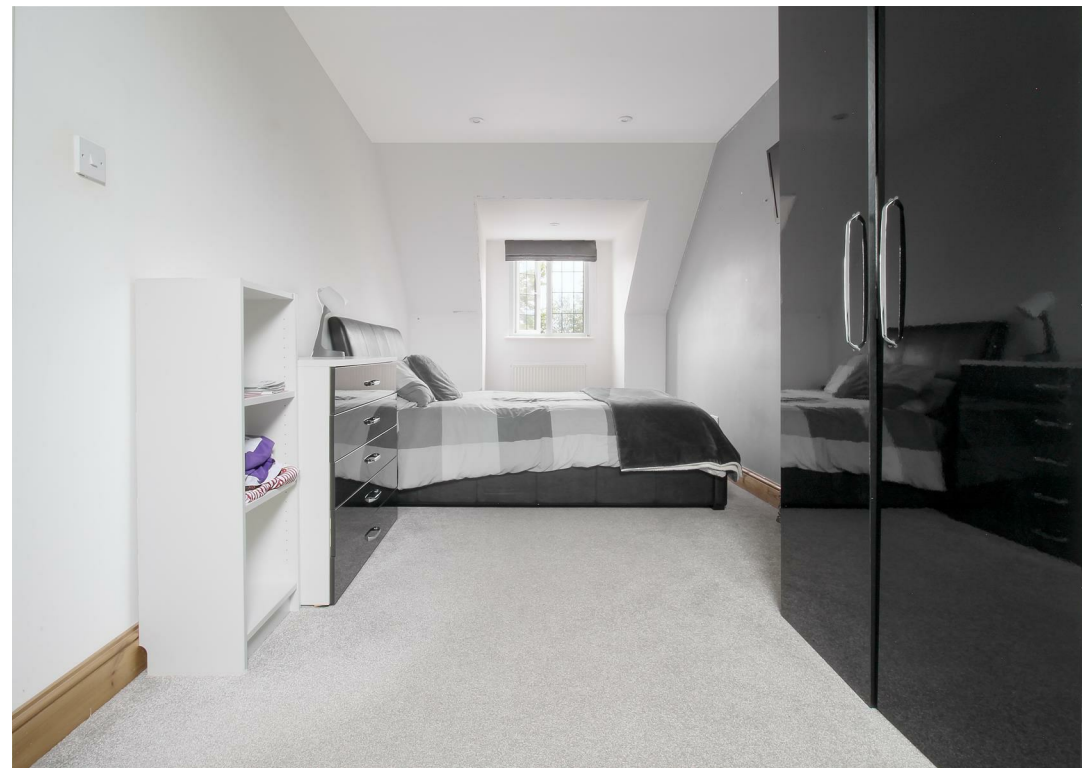
Frontage

Off street parking for ample vehicles with access to GARAGE with electric up & over door, power and light connected, domestic gas fired boiler.

Agents note

Council tax band F £3,223.86 (subject to change)

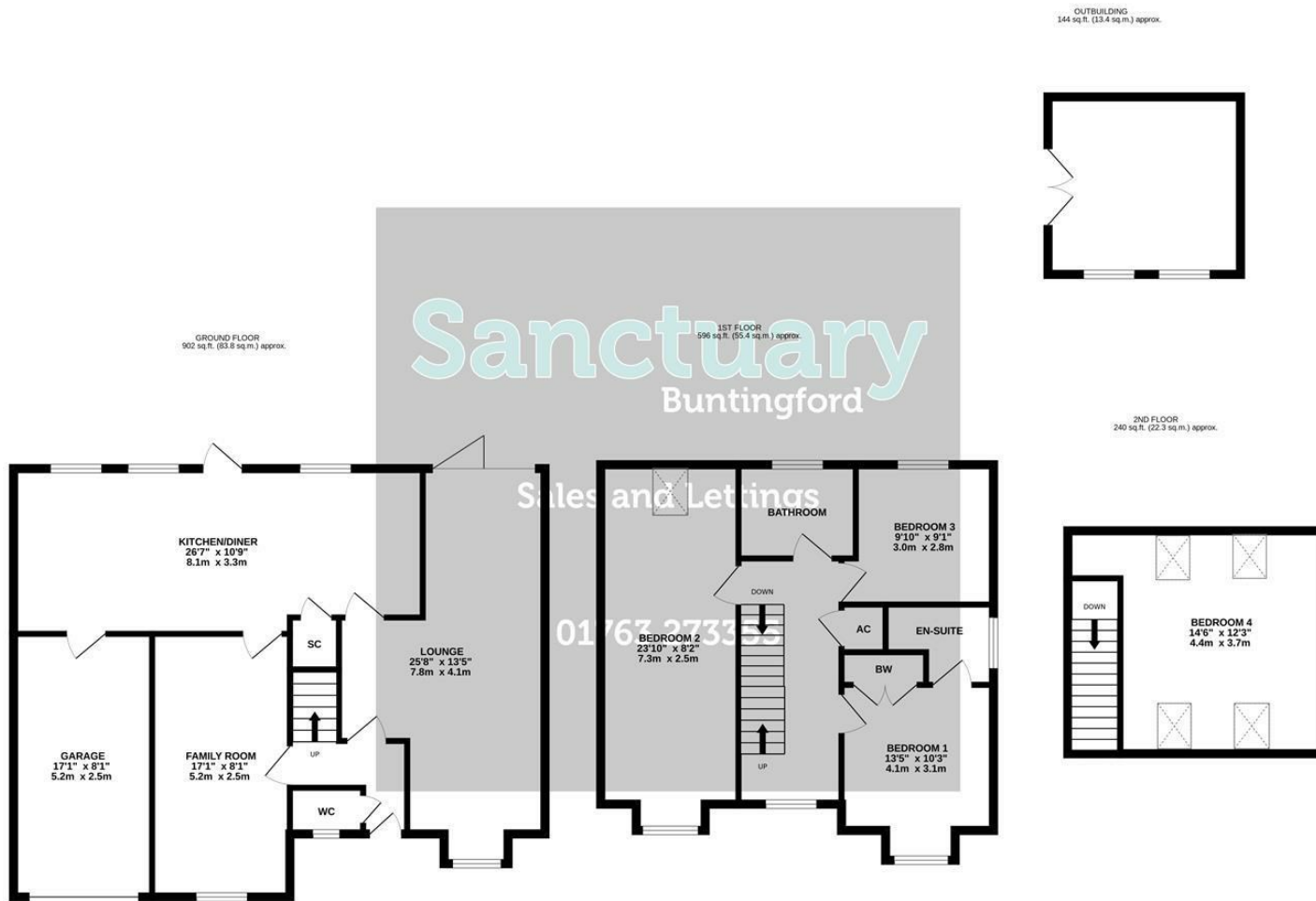
what3words: ///drumbeat.soonest.rifled









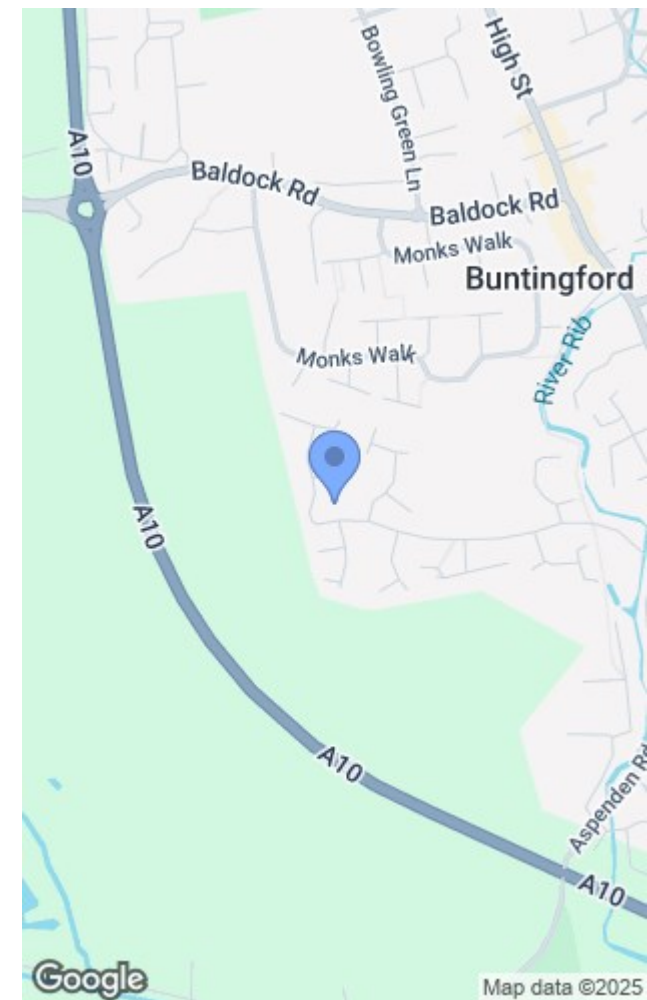


TOTAL FLOOR AREA : 1882 sq.ft. (174.8 sq.m.) approx.

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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		69
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	

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

Sanctuary
Buntingford