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Norris Way, Buntingford

£425,000

Sanctuary
Buntingford



Norris Way, Buntingford, SG9 9SS - £425,000

Sanctuary Buntingford are very pleased to offer for sale this wonderfully presented, end of terrace property on the sought after 'Maples' development. The property has recently had a thoughtfully designed loft conversion, as well as the installation of new carpets, Nest heating system and a water softener. This bright, modern property comprises three double bedrooms, a generous rear garden and off-street parking for 2 vehicles.



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External Front

Dropped kerb, tarmac driveway for two vehicles, grassed area and paved pathway to gated side access. External motion sensor lamp and gable porch.

Hallway

13'1" x 6'4"

uPVC front door with privacy glass, wood effect flooring, power socket, radiator, two ceiling lights, doors to living room, w/c, opening to kitchen and stairs to first floor

Kitchen

8'6" x 9'0"

Range of base and wall units in white gloss, wood effect flooring, inset ceiling lights, extractor fan. uPVC double glazed window to front aspect. Power sockets, 1 1/2 stainless steel sink & drainer with mixer hose tap. Integrated washing machine, dishwasher, fridge-freezer, electric fan oven, 4 ring gas hob with extractor hood.

Cloakroom

7'8" x 5'5"

Ceramic tiled floor, low level w/c, hand basin with mixer tap, ceiling light, radiator

Living Room

14'0" x 14'11"

Wood effect flooring, power sockets, radiator, ceiling lights, uPVC double glazed window and uPVC door to rear aspect.

Landing

Fitted carpet, storage cupboard, wrap around stairs leading to third bedroom, power socket, ceiling light

Bedroom 1

15'1" x 8'10"

Fitted carpet, power socket, radiator, uPVC double glazed window to front aspect, ceiling light

Bedroom 2

15'1" x 11'1"

Fitted carpet, power socket, two uPVC double glazed windows to rear aspect, ceiling light, radiator, fitted wardrobes

Bathroom

7'0" x 7'3"

Ceramic tiled floor, tiled walls, uPVC double glazed window with privacy glass to front aspect, heated towel rail, inset ceiling lights and extractor fan. White suite comprising low level flush w/c, hand basin with mixer tap, shower over bath with mixer tap, tempered glass shower screen.

Bedroom 3

15'1" x 14'1"

Two Velux windows to ceiling, power sockets, inset ceiling lights, eaves storage space, two uPVC double glazed windows to rear aspect

External Rear

Garden extending in excess of 40ft, mostly laid to lawn. Patio directly behind back door with path leading to shed and decking area at the end of the garden.

Agents Note

Council tax band E £2,339.29 p.a. (Subject to Change)

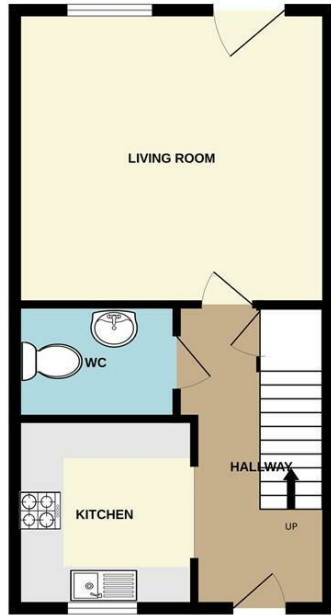
Service Charge applicable for the development - approximately £130 every 6 months (please ask your conveyancer for an exact figure)

what3words: ///talked.pixies.implanted





GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

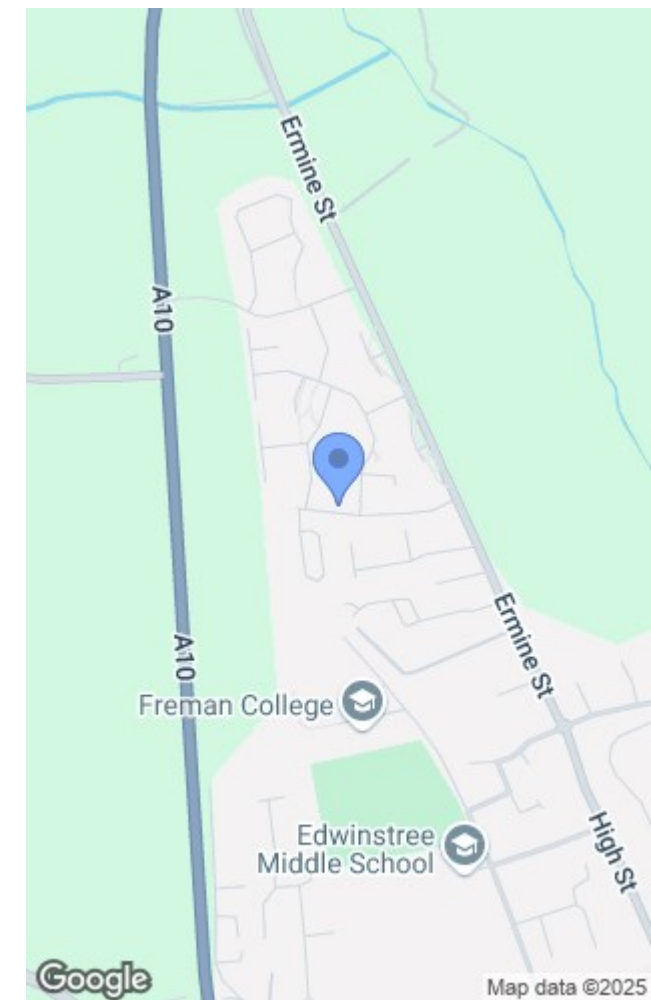


2ND FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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	

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.

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