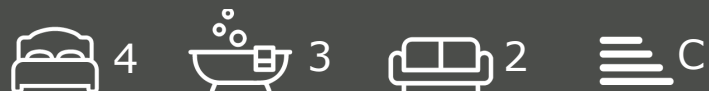




Campbell Close, Buntingford

£649,995

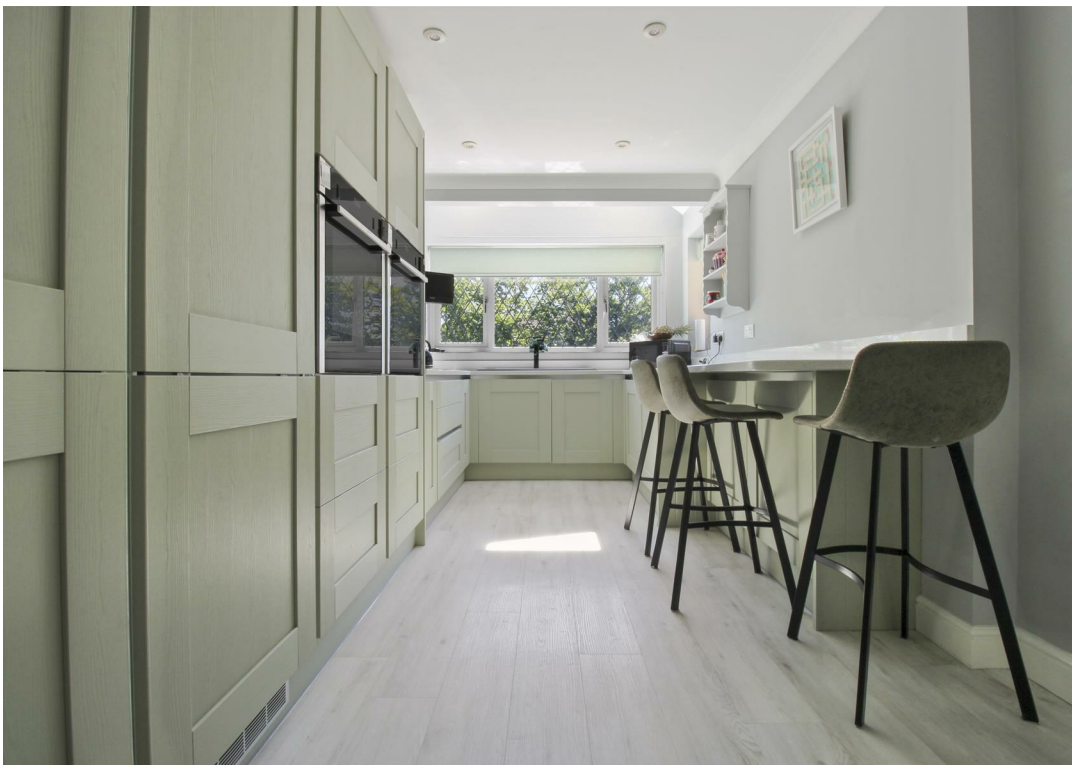


**Sanctuary**  
Buntingford

## Campbell Close, Buntingford, SG9 9BY - £649,995

Sanctuary Buntingford are delighted to offer for sale this wonderful 4 double bedroom, detached house in excellent order throughout, on the sought after 'Bovis' development. In addition, the property boasts 2 ensuites, a family bathroom, landscaped rear garden, orangery, a recently refitted kitchen, utility and parking for 3/4 vehicles.





### **Front External**

Brick laid driveway with space for 3/4 vehicles, slate borders and edging

### **Entrance Hall**

13'11" x 3'01" x 5'02" x 3'04"

uPVC double glazed front door, luxury vinyl flooring, radiator, light fittings, stairs to first floor

### **Kitchen/Breakfast Room**

18'01" x 8'04"

Luxury vinyl flooring, wall mounted panel radiator, range of soft close wall and base units, integrated fridge, freezer & dishwasher. 2 NEFF fan ovens & grill with slide under doors, 5 burner ceramic hob and extractor hood. Inset LED ceiling lights, breakfast bar with space for three bar stools. Quartz worktops, 1 1/2 sink with mixer tap, uPVC double glazed windows to front and one side aspects, uPVC double glazed sky-light, power sockets, TV point.

### **Utility**

7'05" x 5'07"

Luxury vinyl flooring, uPVC double glazed door giving access to rear garden, integrated washing machine, ceiling light, uPVC double glazed window to front aspect. 1 1/2 sink with mixer tap, water softener, radiator and extractor fitting for tumble dryer

### **W/C**

6'0" x 2'07"

Luxury vinyl flooring, white low level flush w/c, white hand basin with mixer tap, ceiling light, extractor fan

### **Lounge**

10'02" x 20'05"

Fitted carpet, wall mounted panel radiator, gas fired log fire, uPVC double glazed window to rear aspect, ceiling light fittings

### **Dining Room**

7'05" x 8'04"

Fitted carpet, two radiators, ceiling light fitting, uPVC double glazed window to side aspect

### **Orangery**

11'08" x 9'06"

uPVC double glazed bi-fold doors from lounge, electric under floor heating, laminate flooring, 2 opening roof lights, 2 electric heaters, inset spotlights, half brick/half uPVC double glazed walls.

### **Bedroom 1**

10'05" x 11'1"

Fitted carpet, ceiling light, uPVC double glazed window to rear aspect, radiator, two fitted cupboards, door to ensuite



### **En-Suite**

6'06" x 6'01"

3/4 walls fully tiled, ceramic floor tiles, double shower unit with tempered glass surround, double shower heads with mixer tap. Dual fuel heated towel rail, glass shower screen, obscure glass uPVC double glazed window to rear aspect. Low level w/c, single sink with mixer tap built into vanity unit, illuminated mirror extractor fan and inset ceiling lights.

### **Family Bathroom**

9'05" x 6'06"

Ceramic tiled floor, fully tiled floor to ceiling walls. White suite, Aqualisa mixer tap over extra large bath, double shower heads, tempered glass shower screen, dual fuel heated towel rail, inset ceiling lights and extractor fan. Low level w/c, single sink with mixer tap built into vanity unit. Obscure glass uPVC double glazed window to side aspect.

### **Bedroom 2**

9'07" x 8'04"

Fitted carpet, uPVC double glazed window to front aspect. Radiator, ceiling light, triple fitted wardrobe

### **Bedroom 3**

14'02" x 8.04"

Fitted carpet, uPVC double glazed window to front aspect. Radiator, ceiling light, single & double fitted wardrobe

### **Landing**

9'10" x 3'02"

Fitted carpet, ceiling light, stairs to ground and second floor, obscure glass uPVC double glazed window to side aspect, fully shelved cupboard

### **Bedroom 4**

15'05" x 10'07" max

Fitted carpet, ceiling light, wall lights, 4 under eaves storage, 3 Velux windows, cupboard housing Worcester boiler - serviced January 2025

### **Ensuite**

4'03" x 10'02"

Tiled floor, 1/2 tiled walls, Velux window, heated towel rail, ceiling light, extractor fan, fully tiled shower unit with folding doors, double shower heads. White low level w/c and single hand basin with single hot and cold taps

### **Rear External**

30'05" x 27'06"

Large patio area wrapping around from side access, outside tap & power sockets. Landscaped garden with mature shrubbery and slate chippings. Full size bike shed with lighting and power





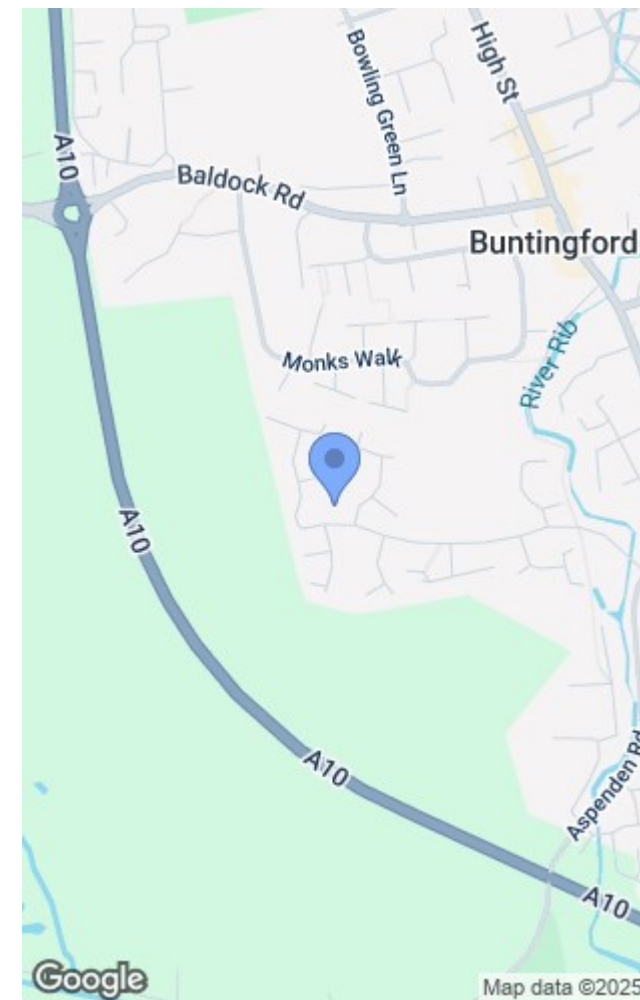
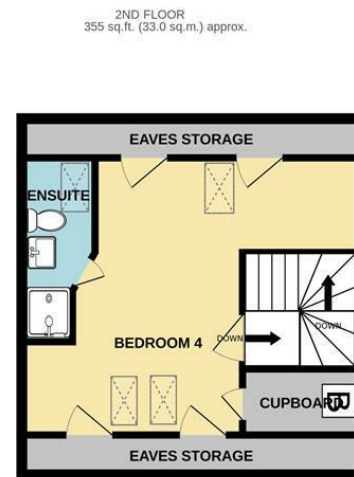






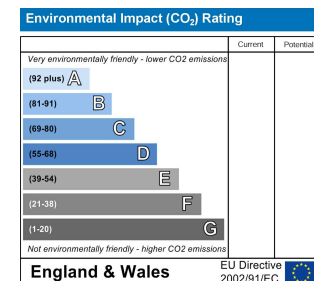
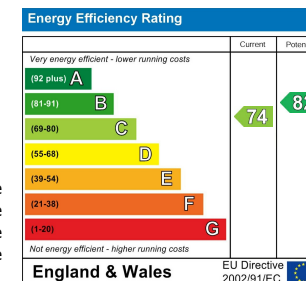






TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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/fitings 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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Buntingford