



16 HOME FARM COURT, PUTTERIDGE PARK
PUTTERIDGE



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Putteridge

Hertfordshire LU2 8NN

Guide Price £700,000

An attractive and spacious period home set within the picturesque park land setting of Putteridge Park.

This unique residence forms part of a small exclusive courtyard development of individual homes that have been previously converted from the former main house, barns and stable blocks that were originally connected to the Putteridge Bury estate.

Surrounded by attractive countryside, this Grade II listed home is situated on the Hertfordshire/Bedfordshire border. It is well placed for excellent communication links by road, rail and air and can be approached either from the main Putteridge Bury estate road from the A505 or Putteridge Road Stopsley.

The accommodation over ground, first and second floors features an entrance lobby with a vaulted ceiling. A fitted kitchen. A spacious "L Shaped" sitting/dining room with a study area and direct garden access. On the first floor there is a family bathroom, a large double sized second bedroom with an en-suite shower room (presently used as an additional lounge) plus a double sized third bedroom. The dual aspect main bedroom on the second floor is a particular feature of the property and features exposed beams and a modern en suite shower room.

Externally, the property stands on a small, private, southerly facing corner plot with two allocated parking spaces.

An early viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISE

ON THE GROUND FLOOR

Solid entrance door to-

ENTRANCE LOBBY

6'6" x 6'3" (1.98m x 1.91m)

Vaulted ceiling with two double glazed skylight windows and access to a small loft space. Oak flooring. Double glazed window to front. Chrome roll top radiator. Coat hooks and shelving. Access to; -

SITTING/DINNING ROOM

19'8" x 21'8" (5.99m x 6.60m)

An "L" shaped dual aspect room with a window to the side, double glazed window and glazed door to the rear patio and garden. Continuous oak flooring. Turning staircase to first floor with built in storage cupboard below. TV and telephone point. Radiator. Central ceiling fan. Cast iron gas fired log burner(not tested) standing on a stone hearth. Door to kitchen. Open plan access to; -

STUDY AREA

9' x 6' (2.74m x 1.83m)

Continued oak flooring. Radiator.

KITCHEN

11'6" x 8'7" (3.51m x 2.62m)

Double glazed window to the front. The kitchen is fitted with matching range of floor standing and wall mounted storage cupboards with oak doors and rolled edge work services. 1 1/2 bowl single drainer sink unit with mixer tap. Various wall mounted storage shelving. Under unit lighting. Recessed spotlights. Various storage draws. Space for a dishwasher, washing machine and American style fridge freezer. Space for a range style oven. Laminate flooring.

ON THE FIRST FLOOR

LANDING

Window to side and rear. Staircase to second floor. Radiator. exposed Floorboards. Built in airing cupboard with pressurised hot water tank (not tested) and linen shelving. Doors to bathroom and two bedrooms.

BATHROOM

9'6" x 5'6" (2.90m x 1.68m)

Window to front. White suite comprising low level WC. Pedestal wash hand basin and panelled bath with mixer tap shower attachment. Partly ceramic tiled walls. Radiator. Extractor. Laminate flooring.

BEDROOM TWO/ FIRST FLOOR SITTING ROOM

13'5" x 10'10" (4.09m x 3.30m)

Plus recess 6'1" x 3'4" with shelving. Window to rear. Oak flooring. Radiator. door to: -

ENSUITE SHOWER ROOM

6'2" x 5'6" (1.88m x 1.68m)

Fitted with a white suite comprising low level WC. Pedestal wash hand basin and tiled shower cubical with screen door and fitted Mira shower unit (not tested). Part ceramic tiled walls. Laminated flooring. Recessed spotlighting. Extractor fan. Radiator.

BEDROOM THREE

11'6" x 9'6" (3.51m x 2.90m)

Window to front. Radiator. TV point. Oak flooring.

ON THE SECOND FLOOR

LANDING

Doors to main bedroom and eaves storage cupboard with shelving and a fitted Viessmann gas fired boiler (not tested).

BEDROOM ONE

21'2" x 10'3" (6.45m x 3.12m)

plus 6'9" x 6'6"

A dual aspect room with window to front and double



glassed window to rear. Oak flooring, Vaulted ceiling with exposed beams. Radiator. Ceiling Fan. Fitted shelving. Door to; -

ENSUITE SHOWER ROOM

7'3" x 5' (2.21m x 1.52m)

Wash hand basin set into a vanity unit with chrome mixed tap and storage below. Push button low level WC with concealed cistern. Glazed shower cubical with fixed and flexible shower heads (not tested). Rolled top radiator. Ceramic tiled walls. Recessed spot lighting. Extractor. Wood effect flooring. Eaves storage cupboard.

OUTSIDE

REAR GARDEN

22' x 25' approx (6.71m x 7.62m approx)

South facing paved pathway to immediate rear of house. outside tap and power point. outside light. in closed by mature hedging. timber shed. small lawn area, very private. gate to side driveway.

AT THE FRONT

Flower and shrubs beds paved to front door. Electric car charger point (not tested). Light. Parking for two cars. Communal storage shed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band F. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx. 126sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current: D
Potential: C

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

TENURE - FREEHOLD

We are advised that this property is Freehold.

AGENTS NOTE

There is an annual management fee of £850. The owners of the 15 properties within the development form the management company.

VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)



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