

30 Snells Mead, Buntingford, SG9 9JG

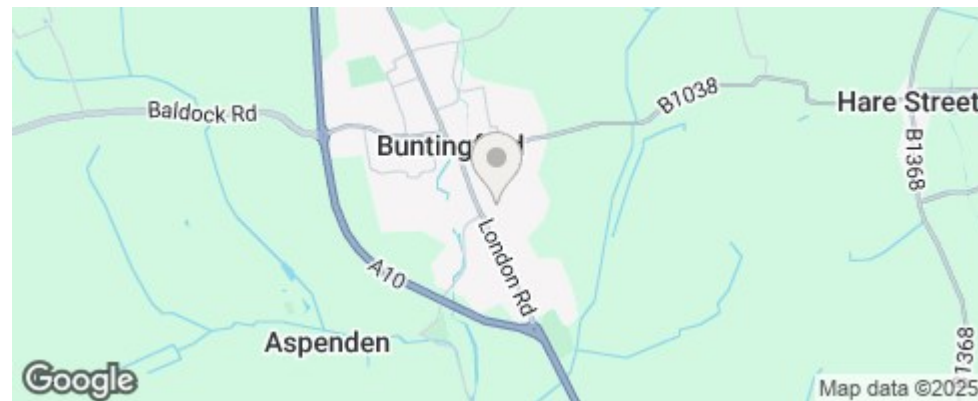


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Price £650,000

Located in Snells Mead, Buntingford, this unique detached house offers a perfect blend of modern living and spacious comfort. The property spans an impressive 1,733 square feet, providing ample room for families or those who enjoy entertaining.

Upon entering, you are greeted by two inviting reception rooms plus a conservatory ideal for both relaxation and social gatherings. The heart of the home is undoubtedly the large kitchen breakfast room, which is perfect for family meals and casual dining. With four well-proportioned bedrooms, including a master suite with an ensuite shower room, this residence caters to all your needs for privacy and comfort. The additional large bathroom ensures that there is no shortage of facilities for family and guests alike. The property is set on a generous landscaped corner plot and has the added bonus of a detached garage and workshop.



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Approximate Gross Internal Area
 139.63 sq m / 1502.96 sq ft
 (Excludes Garage)
 Garage Area 21.50 sq m / 231.42 sq ft

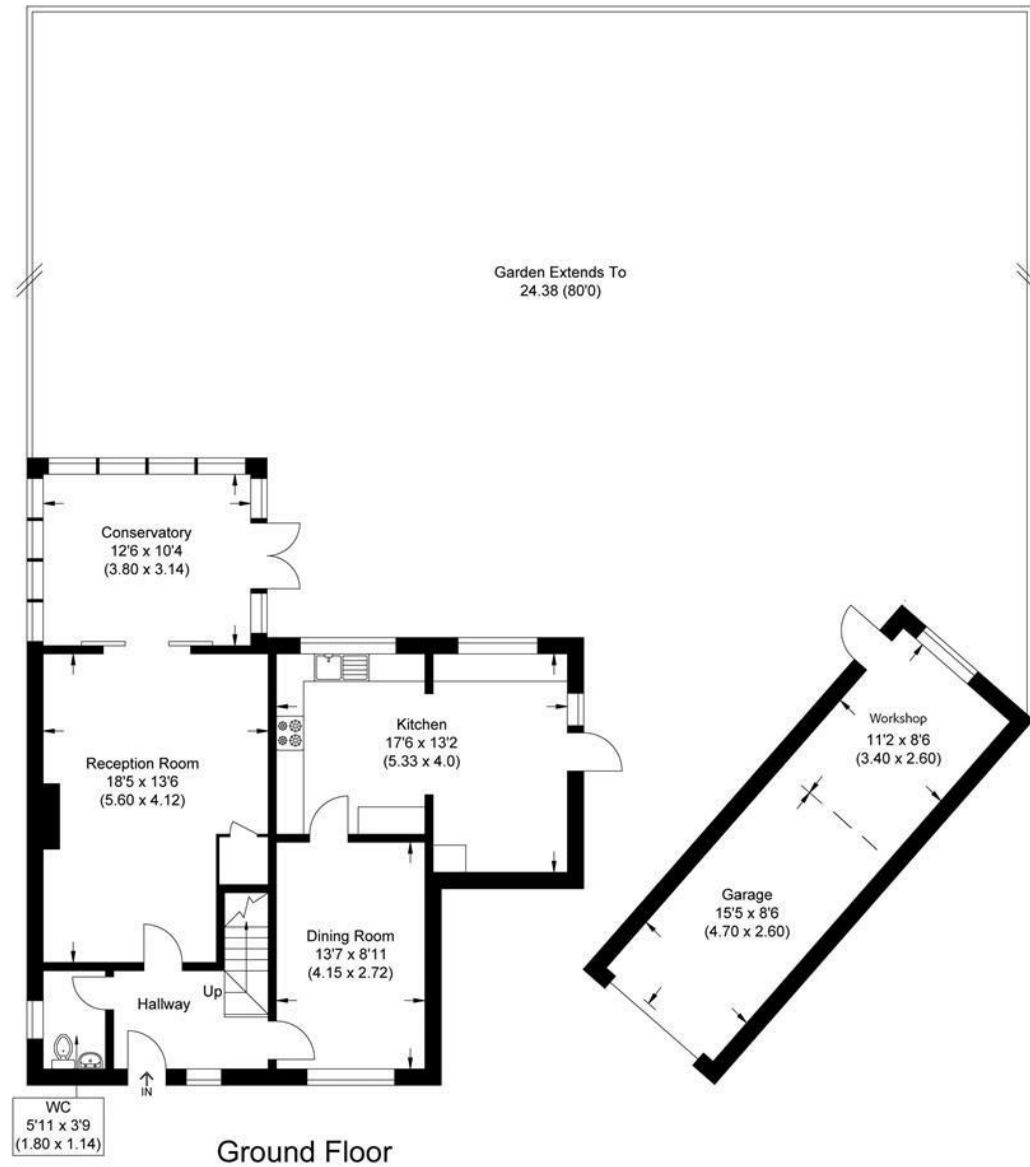


Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IW estates would be pleased to provide free, no obligation sales and marketing advice.

Front

Canopy porch. Security lamps. Composite front door with frosted glazed side panels.

Entrance Hall

Wood effect flooring. Radiator. Stairs to first floor. Doors to:

Cloakroom

Floating vanity wash hand basin. Low level flush w/c. Radiator. Obscure window to side aspect.

Lounge

Feature fireplace. Understairs cupboard (houses fuse board). Two radiators. Sliding doors to conservatory.

Conservatory

Tiled floor. Radiator. Doors to garden.

Dining Room

Wood effect flooring. Radiator. Window to front aspect. Door to:

Kitchen / Breakfast Room

Range of wall and base level units with granite worktop over. One and a half bowl sink and inset drainer. Tiled splashbacks. Integrated oven and electric hob with extractor over. Space for washing machine, dishwasher and fridge/freezer. Houses boiler. Dual aspect with two windows to the rear and one to the side aspect. UPVC partially glazed door to garden. Radiator.

First Floor

Landing

Access to the recently insulated loft (un-boarded, with ladder and power). Shelved airing cupboard housing hot water tank. Doors to:

Bedroom One

Window to front aspect. Built-in wardrobes. Radiator. Door to:

En Suite

Vanity wash hand basin. Shower cubicle with power shower. Fully tiled.

Bedroom Two

Window to rear aspect. Radiator.

Bedroom Three

Window to front aspect. Radiator.

Bedroom Four

Window to rear aspect. Radiator.

Bathroom

Panel bath with tiled splashbacks. Vanity unit with inset wash hand basin. Low level flush w/c, Wall mounted mirrored medicine cabinet. Obscure window to side aspect. Radiator. Double length shower cubicle. Inset ceiling lights. Extractor fan.

Outside

Front

Mostly laid to lawn with mature shrubs. Access to side gate.

Driveway

Blocked paved driveway for two vehicles.

Garage

Garage with up and over door. Power.

Workshop

Set behind the garage sectioned off with a removeable partition. Power. Door to garden. Window to garden.

Rear Garden

A beautiful landscaped garden with patio seating areas in various spots to make the most of the sun throughout the entire day. A corner plot reaching 80ft. Pergola. Outside tap. Water butt. Water feature. Timber shed. Two greenhouses. Vegetable patch. Gate to rear.

Agents Notes

The property is offered chain free. Viewings by appointment only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









