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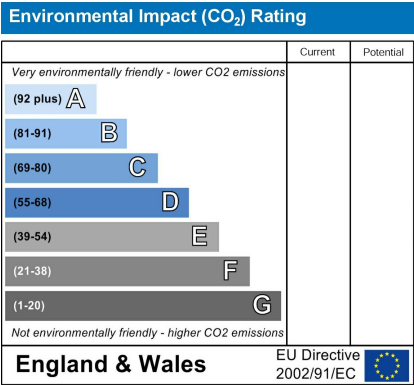
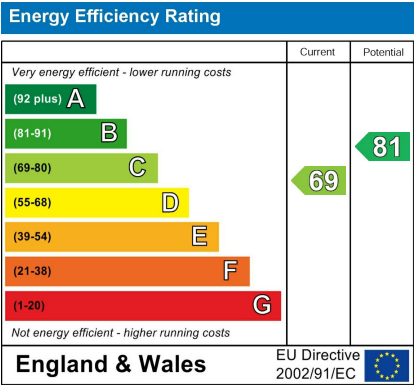
12 Rib Way, Buntingford, SG9 9NR

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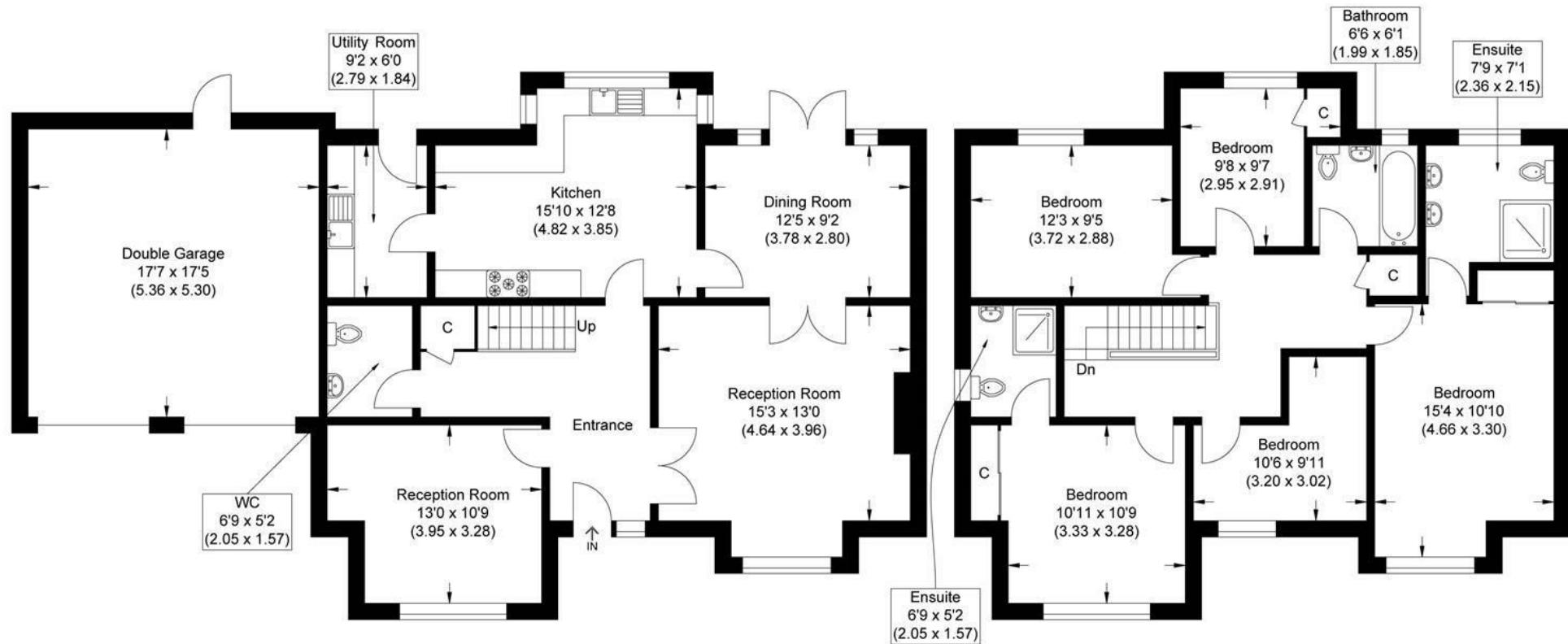
Price £840,000

Substantial 2,100sqft five bedroom detached home in one of Buntingford's most sought after locations. Benefits from double garage, two en-suites, three reception rooms, large kitchen plus utility room. Walking distance to town centre and all amenities.

- 2,100sqft detached house
 - Family bathroom plus two en-suites
 - Large kitchen plus seperate utility room
 - Double garage
 - Walking distance to town
- Five bedrooms
 - Three reception rooms
 - Beautiful corner plot garden
 - Prime location
 - Exclusive development



Approximate Gross Internal Area
 167.28 sq m / 1800.58 sq ft
 (Excluding Garage)
 Garage Area : 28.41 sq m / 305.80 sq ft



Ground Floor

First Floor

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, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Entrance

Canopy porch. Security lamp.

Entrance Hall

UPVC front door. Obscure windows to front aspect. Inset coconut matting. Solid timber flooring. Radiator. Understairs storage (houses consumer unit). Doors to:

Lounge

Double doors to lounge. Window to front aspect. Two radiators. Feature gas fireplace.

Dining Room

Double doors from lounge to dining room. Window and French doors to garden. Door to:

Kitchen

Fitted with a range of gloss wall and base units in the colour 'cashmere' with complementary worktops over. Tiled splashback. Stainless steel one and a half sink and drainer. Integrated 5-ring gas hob, double oven, dishwasher, fridge and freezer. Dual aspect with windows facing the garden to the side and rear. Tiled floor. Inset ceiling lights. Extractor fan. Door to hall and utility room.

Utility Room

Base level units matching the kitchen with complementary worktops over. Tiled splashback. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for tumble dryer. Houses boiler. Tiled floor. Partially glazed door to garden. Radiator.

Study

Window to front aspect. Radiator.

W/C

Low level flush w/c. Wash hand basin. Radiator. Timber floor.

First Floor

Galleried Landing

Airing cupboard housing hot water cylinder. Loft access. Doors to:

Bedroom One

Double mirror fronted built in wardrobes. Window to front aspect. Radiator. Door to en-suite.

En-Suite

Dual vanity wash hand basins with wall cabinet over. Double shower cubicle. Low level flush w/c. Partially tiled walls. Radiator. Obscure window to rear aspect. Inset ceiling lights. Vinyl floor.

Bedroom Two

Double mirror fronted built in wardrobes. Window to front aspect. Radiator. Door to:

En-Suite

Shower cubicle. Pedestal wash hand basin. Low level flush w/c. Partially tiled. Inset ceiling lights. Extractor fan. Obscure window to side aspect. Radiator.

Bedroom Three

Window to rear aspect. Radiator.

Bedroom Four

Window to front aspect. Radiator.

Bedroom Five

Window to rear aspect. Radiator. Shelved storage cupboard.

Bathroom

Panel bath with shower attachment. Pedestal wash hand basin. Low level flush w/c. Radiator. Inset spot lights. Extractor fan.

Outside

Front Garden

Mostly laid to lawn with mature shrubs. Path leading to entrance.

Driveway

Drive comfortably holds four vehicles. There's further parking to the side of the property.

Double Garage

Up and over garage doors. Power. Shelving and eaves storage.

Garden

Patio area to the house. Mature shrubs. Outside tap, light and power sockets. Gazebo.

Agents Note

Boiler located in the utility room. Service annually.
Loft is boarded with light.

The far section of garden is currently rented from the local church by the vendor for approximately £150 annually. (Optional)
Available is a copy of the current rental agreement with the church plus written confirmation from the church that they are willing to draft a new agreement reflecting the new ownership once the property changes hands.
Note: a version of the agreement cannot be drafted in the names of the new buyers prior to exchange of contracts.











