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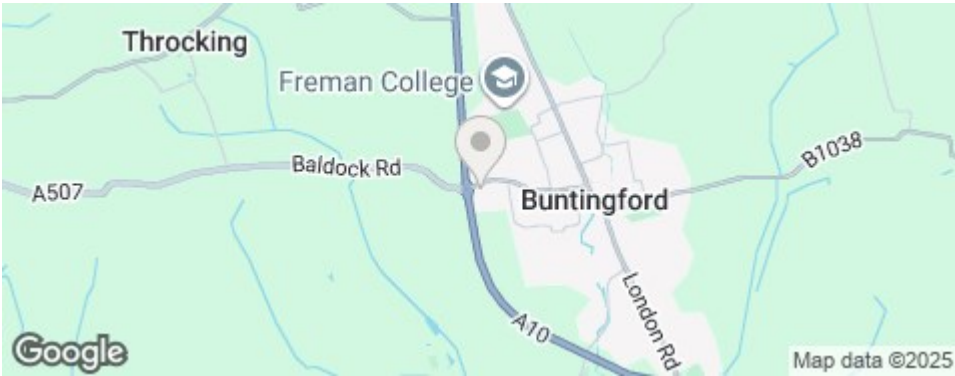
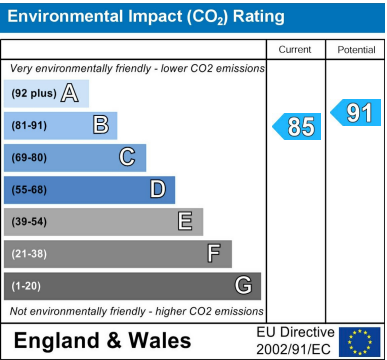
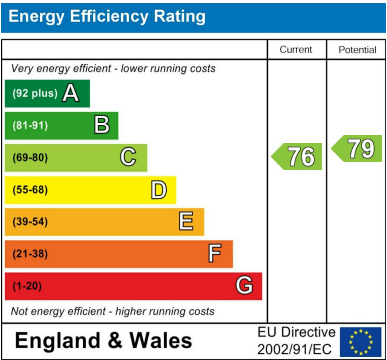
3 Deacons Place, Buntingford, SG9 9FT

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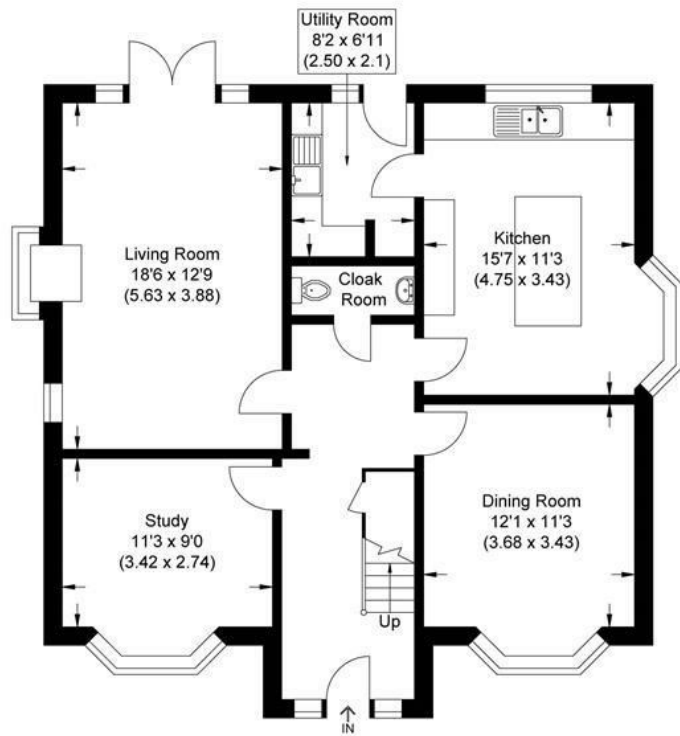
Price £700,000

A substantial 5 double bedroom detached family home in a small private gated development within walking distance of the Town Centre and Schools. 3 Reception rooms and a superb kitchen/breakfast room plus utility room. Underfloor heating, UPVC double glazing. Double Garage plus ample parking. Wonderful West facing rear garden laid to artificial turf. Rare opportunity to find such a spacious family home in such a convenient yet secluded location.

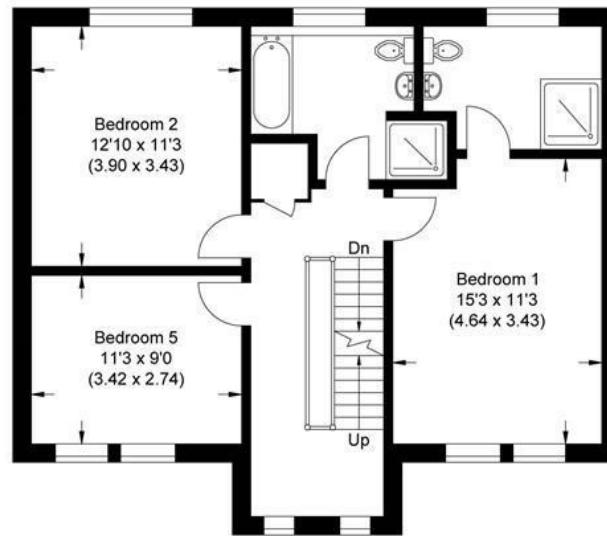
- A Substantial Detached Family Home
 - 5 Bedrooms on Two Floors
 - Underfloor Heating and UPVC Double glazing
 - Double Garage plus Ample Parking
 - Walking Distance of the Town Centre
- Three Reception Rooms and Large Kitchen/Breakfast Room
 - EnSuite to the Master Bedroom, Family Bathroom and Separate Shower Room
 - Good size West Facing Rear Garden Laid to Artificial Turf
 - Small Gated Development
 - EPC Rating B



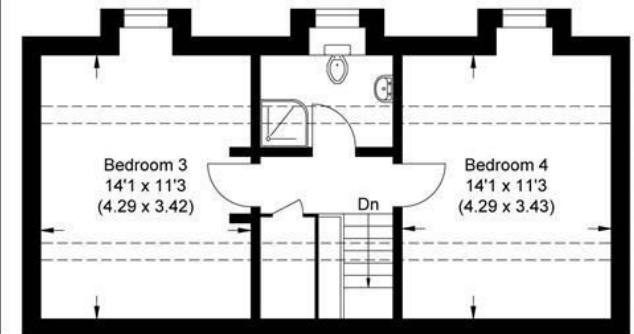
Approximate Gross Internal Area
190.90 sq m / 2054.83 sq ft



Ground Floor



First Floor



Second 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, IW estates would be pleased to provide free, no obligation sales and marketing advice.

GROUND FLOOR

ENTRANCE HALL

Oak flooring with underfloor heating. Inset mat. Solid oak staircase with carpeted stairs leading to first floor landing with storage cupboard under housing consumer unit. Solid oak doors to all ground floor rooms.

CLOAKROOM

Part tiled walls and tiled flooring. Suite comprising vanity wash hand basin with stainless steel mixer tap & low level WC with concealed cistern. Extractor fan.

LOUNGE

19'1" x 11'6"

Double glazed window to side and French doors to rear garden. Feature fireplace with inset log burning stove. Oak flooring with underfloor heating and wall mounted digital thermostat. Recessed lighting and phone point.

KITCHEN BREAKFAST ROOM

15'3" x 13'7"

Double glazed window to rear and double glazed French doors & windows to side. Range of wall & base units with granite work surfaces incorporating under-mounted one & a half bowl stainless steel sink unit. Integrated Neff dishwasher, double oven and fridge/freezer. Granite splash backs. Recessed lighting. Tiled flooring with underfloor heating & digital thermostat. Island unit with granite work surfaces incorporating Neff induction hob with extractor hood over and submerged power and USB points. Door to:

UTILITY ROOM

Double glazed window and door to rear. Range of wall & base units with granite work surfaces incorporating stainless steel sink unit and with granite splash backs. Neff washing machine & tumble dryer. Cupboard housing boiler. Further cupboard housing hot water cylinder. Wall mounted digital thermostat. Tiled flooring.

DINING ROOM

14'5" x 10'9"

Double glazed bay window to front aspect. Oak flooring with underfloor heating and wall mounted digital thermostat. Recessed lighting. Part glazed double doors to Kitchen.

STUDY / PLAYROOM

11'5" x 11'1"

Double glazed bay window to front aspect. Oak flooring with underfloor heating and wall mounted digital thermostat. Telephone point.

FIRST FLOOR

LANDING

Fitted carpet Double glazed arch window to front. Wall mounted digital thermostat. Radiator. Airing cupboard. Solid oak doors to all first floor rooms.

BEDROOM ONE

15'6" x 11'1"

Double glazed window to front. Fitted carpet. Recessed lighting. Radiator. Telephone point. Door to:

EN SUITE

Double glazed window to rear with obscure glass. Suite comprising walk-in shower cubicle with wall

mounted thermostatic controls, low level WC with concealed cistern and vanity wash hand basin with stainless steel mixer tap. Heated towel rail. Tiled walls and flooring. Recessed lighting. Shaver point and extractor fan.

BEDROOM FOUR

12'5" x 11'1"

Double glazed window to rear. Radiator. Fitted carpet. Telephone point.

BEDROOM FIVE

11'1" x 8'8"

Two double glazed windows to rear. Fitted carpet. Telephone point. Radiator.

FAMILY BATHROOM

Double glazed window to rear with obscure glass. Suite comprising panel enclosed bath with wall mounted controls, low flush WC with concealed cistern, vanity wash hand basin with stainless steel mixer tap and walk-in shower cubicle with wall mounted thermostatic controls. Heated towel rail. Tiled flooring. Part tiled walls and extractor fan.

SECOND FLOOR

LANDING.

Fitted carpet. Built-in cupboard. Access to loft space. Solid oak doors to all second floor rooms.

BEDROOM TWO

15'3" x 11'2"

Double glazed window to rear. Eaves storage space. Radiator. Fitted carpet. Telephone point.

BEDROOM THREE

15'2" x 11'1"

Double glazed window to rear and double glazed porthole window to side. Eaves storage space. Fitted carpet. Radiator. Telephone point.

SHOWER ROOM

Double glazed window to rear with obscure glass. Heated towel rail. Suite comprising walk-in shower cubicle with wall mounted thermostatic controls, low flush WC with concealed cistern and vanity wash hand basin with stainless steel mixer tap. Tiled floor. Part tiled walls and extractor fan.

OUTSIDE

GARDEN

West facing rear garden with paved patio area leading to artificial lawn with shrub borders, side pedestrian access.

FRONT ASPECT

Lawn area and shrubbery, Block paved driving providing off street parking for at least 4 vehicles and giving access to Detached double garage.

DETACHED DOUBLE GARAGE

Electric up & over door and personal door to side. Power and lighting connected.



