



iwstates.com

6 Warboys Close, Buntingford, SG9 9GA

6 Warboys Close, Buntingford, SG9 9GA

Asking Price £895,000

Stunning 5-Bedroom Entertainer's Dream Home – 2,319 Sq Ft + Double Garage

Tucked away in a private corner of an attractive development, this hugely extended five-bedroom residence offers a spectacular blend of space, style and luxury, designed with entertaining at its heart.

Step inside to discover a vast open-plan family and dining room measuring an impressive 9m x 6.8m, finished with high-quality Karndean flooring and bathed in natural light from triple sliding patio doors that open directly onto a villa-style landscaped garden. Internal glazed doors with LED lighting and picture windows between rooms enhance the flow and create a unique sense of openness and connection throughout the home.

The bespoke kitchen is beautifully appointed with high-end fittings and finishes, complemented by a large utility room for added convenience. A separate cosy reception room opens into the main entertaining space, ideal for quieter evenings, while a generous study provides the perfect work-from-home setup.

Upstairs, five spacious bedrooms await, two with stylish en-suites, plus a sleek family bathroom. The master suite is a true showstopper, spanning 6.6m x 5.2m, featuring a striking vaulted ceiling, a huge picture window overlooking the garden and a frosted glazed wall leading into a luxurious en-suite.

Outside, the Mediterranean-inspired garden is a true extension of the home, with porcelain tiled patios, a pergola-covered dining area with fire pit, a 50-jet, 8 person 'Coast Spas' hot tub, artificial lawn and elegant landscaping framed by trellis, evergreens and stone walls. It is the perfect space for relaxing or entertaining in style.

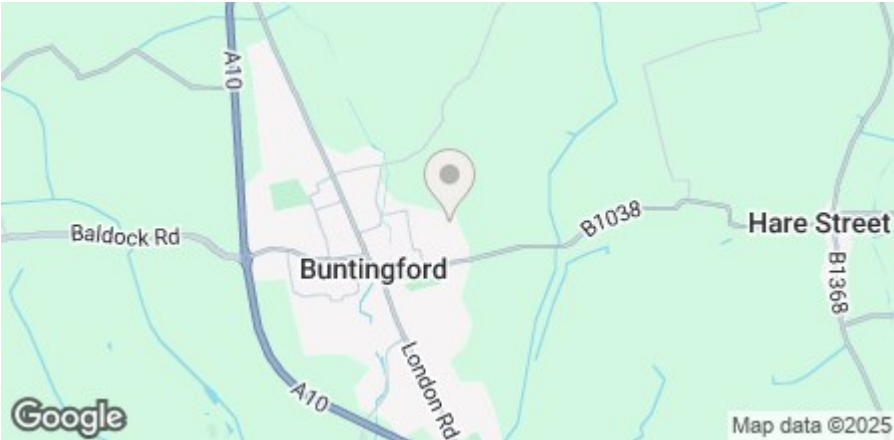
This exceptional home also includes a double garage and private driveway parking for up to six vehicles. Not overlooked and positioned at the edge of the development, it combines privacy, luxury and practicality in one magnificent package.

Buntingford Sales 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391

buntingford@iwestates.com | www.iwestates.com

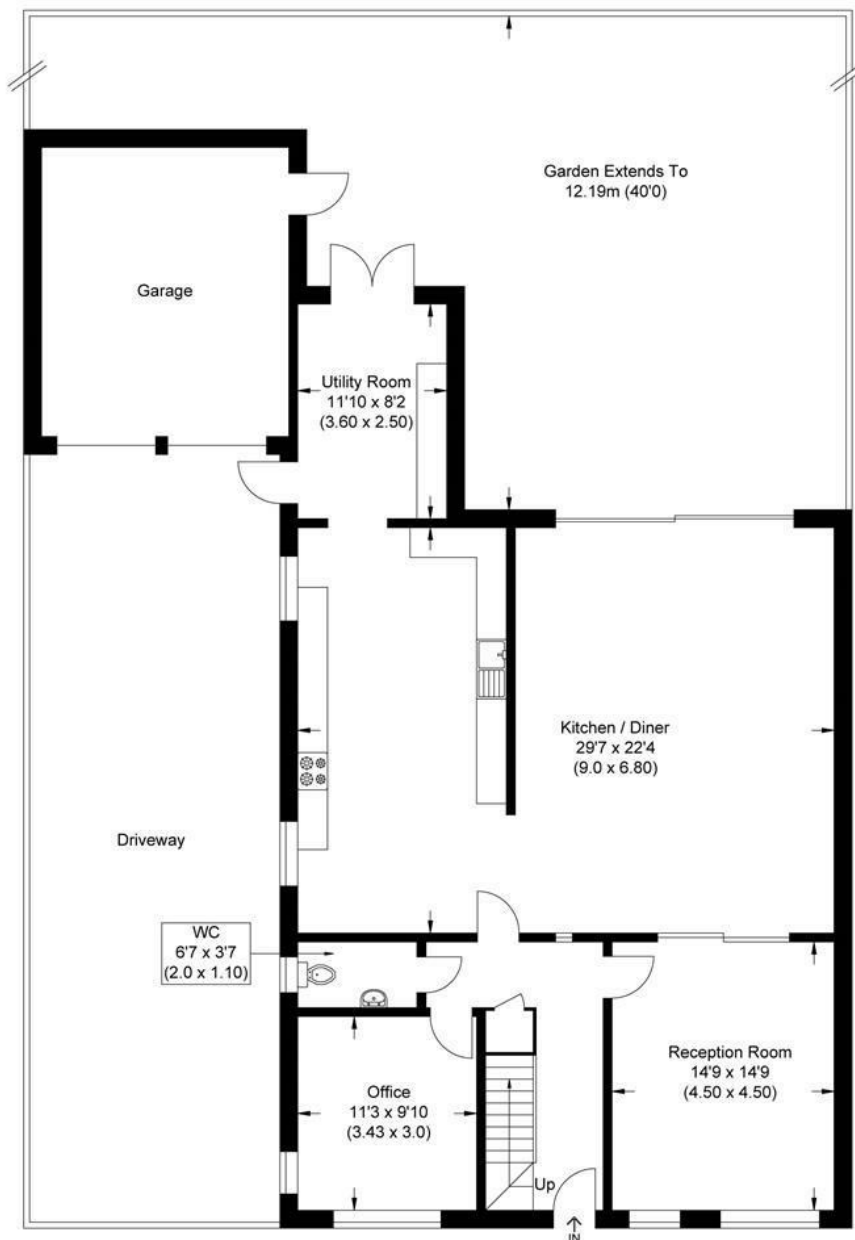
- Extended 5-bed home with 2,391 sq ft plus double garage.
- Remote controlled LED-lit glazed doors and picture windows throughout.
- Separate lounge and spacious study.
- Two en-suites plus stylish family bathroom.
- Karndean flooring in main entertaining spaces.

- Huge 9m x 6.8m family/dining room with triple sliding doors.
- High-spec kitchen with large utility room.
- Master suite (6.6m x 5.2m) with vaulted ceiling and en-suite.
- Mediterranean-style garden with hot tub, pergola & porcelain tiles.
- Parking for 6 cars plus double garage, private & not overlooked.

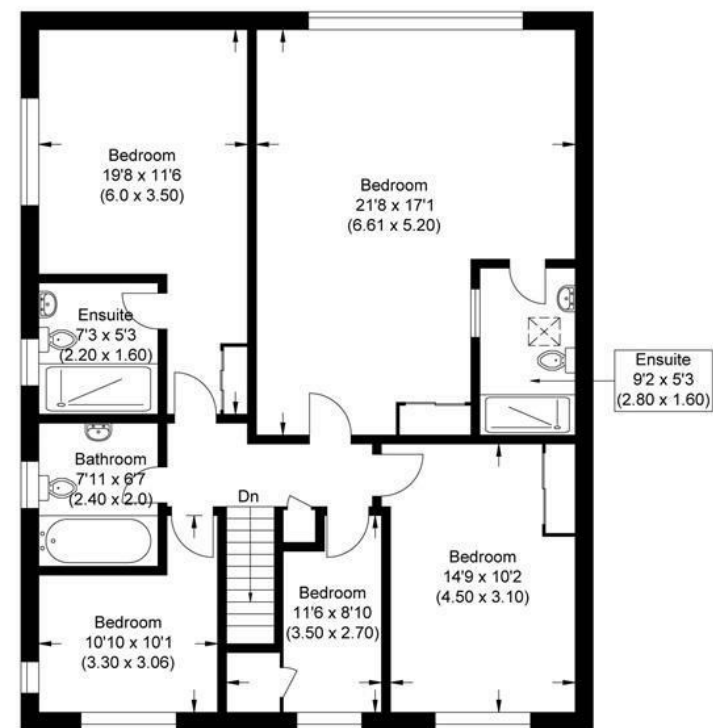


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



Ground Floor



First Floor

Approximate Gross Internal Area
215.48 sq m / 2319.40 sq ft
(Excludes Garage)

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, IWestates 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 IWestates estate agents.

Entrance

Pitched canopy porch.

Entrance Hall

Stairs to first floor. Karndean flooring. Radiator. LED lit picture window to family room. Understairs storage cupboard. Inset ceiling lights. Radiator. Doors to:

Reception Room

Two windows to the front aspect. Radiator. LED lit sliding glazed doors to family room.

Study

Window to front and side aspect. Radiator. Karndean flooring.

W/C

Vanity wash hand basin. Low level flush w/c. Partially tiled walls. Obscure window to side aspect. Radiator. Karndean flooring.

Open Plan Family / Dining / Kitchen / Breakfast

Family/Dining area: Triple sliding doors to garden. LED lit picture window to kitchen aspect. Three radiators. Karndean flooring. Inset ceiling lights.

Kitchen/Breakfast area: Fitted with a range of wall and base level units with Quartz countertops. Inset one and a half sink. Integrated 5-ring induction hob with extractor over. Two integrated ovens. Integrated dishwasher. Radiator. Window to side aspect. Inset ceiling lights. Karndean flooring. Houses boiler.

Utility

Door to side. Base level units with Quartz countertop. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Patio doors to garden. Inset ceiling lights. Karndean flooring. Window to side aspect.

First Floor**Landing**

Radiator. Airing cupboard houses hot water cylinder. Inset ceiling lights.

Bedroom One

Vaulted ceiling with tall window to rear aspect. Fitted wardrobes. Inset wall shelving.

Ensuite

Double length walk in shower with drench head. Inset wall shelving. Low level flush w/c. Vanity wash hand basin. Dual fuel chrome ladder style towel rail. Velux window. Marble effect tiling. Frosted glazed wall to bedroom aspect.

Bedroom Two

Fitted wardrobes. Window to side aspect. Radiator.

Ensuite

Double length shower with drench head. Low level flush w/c. Vanity wash hand basin. Dual fuel chrome ladder style towel rail. Inset ceiling lights. Fully tiled. Window to side aspect.

Bedroom Three

Fitted wardrobes. Radiator. Window to front aspect.

Bedroom Four

Radiator. Windows to front and side aspect. Access to loft.

Bedroom Five

Window to front aspect. Built in cupboard. Radiator.

Bathroom

Vanity wash hand basin. Low level flush w/c. Bath with drench head shower over. Inset ceiling lights. Obscure window to side aspect. Dual fuel chrome ladder style radiator.

Outside**Front****Front Garden**

Framed with hedges. Artificial lawn. Path leading to entrance.

Driveway

Driveway for up to six vehicles

Garage

Double garage with up and over doors. Power and light. Privacy door to garden.

Rear Garden

Contemporary villa style garden complete with porcelain tiled patio area. Low maintenance artificial lawn. Raised beds. Terraced level to dining area shaded by a steel framed pergola. Composite decked area with sunken Coast Spas hot tub. Completely framed and screened by contemporary walls, trellises and evergreens. Contemporary water feature. Access to driveway and privacy door to garage.

Agents Note

Service charge approx £300 p.a.
Loft has a light. (Not boarded, no ladder)





