



**Campbell Close, Buntingford SG9 9BY**





**welcome to**

**Campbell Close, Buntingford**

An extremely well presented and much improved four double-bedroom detached family home with lovely fitted kitchen, open plan lounge/diner and superb garden room overlooking landscaped garden to the rear. Viewing is recommended at the earliest opportunity to avoid disappointment.



### **Door To Entrance Hall**

Stairs off to first floor landing, radiator, understairs cupboard.

### **Cloak Room**

Suite comprising low flush WC, wash hand basin, radiator, extractor fan.

### **Lounge Area**

16' 8" x 10' 9" ( 5.08m x 3.28m )

Radiator, window to front, open plan space with room opening onto dining area.

### **Dining Area**

10' 7" x 9' 10" ( 3.23m x 3.00m )

Radiator, arch opening onto garden room.

### **Garden Room**

12' 4" x 9' 9" ( 3.76m x 2.97m )

Double glazed windows and doors to rear.

### **Kitchen**

15' 2" max x 13' 9" max ( 4.62m max x 4.19m max )

Lovely re-fitted kitchen with a generous range of high gloss wall and base units, one and a half bowl with mixer taps and work surface surrounds, water softener, integrated Rangemaster oven with ceramic hob and stainless steel extractor hood over, built in fridge/freezer, integrated microwave, windows to rear and side, door to side.

Off of the kitchen there is a utility area with a further range of matching units with space and plumbing for automatic washing machine.

### **Staircase To First Floor**

Hatch to loft, airing cupboard housing hot water cylinder.

### **Bedroom One**

14' 4" x 11' ( 4.37m x 3.35m )

Built in wardrobes to one wall, radiator, window to front, door to ensuite.

### **Ensuite**

Suite comprising shower cubicle, wash hand basin set into vanity unit, low flush WC, radiator, window to side.

### **Bedroom Two**

16' 9" max x 11' max ( 5.11m max x 3.35m max )

Radiator, window to front.

### **Bedroom Three**

13' 2" x 7' 7" ( 4.01m x 2.31m )

Built in wardrobe, radiator, window to rear.

### **Bedroom Four**

11' x 7' 7" ( 3.35m x 2.31m )

Radiator, window to rear.

### **Bathroom**

Suite comprising bath with mixer taps and shower attachment, wash hand basin set into vanity unit, low flush WC, wall tiling, heated towel rail, window to rear.

### **Outside**

#### **Rear Garden**

Lovely secluded and landscaped rear garden with paved terrace leading to shaped lawn area with a variety of shrubs and trees to borders with fence surrounds with gate for side access.

#### **Garage**

Single garage with up and over door , wall mounted gas boiler for central heating and domestic hot water, further off-road parking to the front.



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## Campbell Close, Buntingford

- Extremely well presented and much improved detached family home in sought-after location.
- Four double-bedrooms with ensuite to master.
- Open plan lounge/diner leading through to lovely garden room.
- Re-fitted kitchen.
- Landscaped garden to the rear.

Tenure: Freehold EPC Rating: Awaited

**£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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