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**26. Stearn Way, Buntingford, SG9 9GH**

**Offers Invited £675,000**

**\*\*VENDOR SUITED\*\*** This beautiful detached family home is located in the lovely village of Buntingford. The property is in immaculate condition throughout and presented at the very highest of standards. Accommodation consists of five bedrooms upstairs, with the most recent addition being the loft conversion, three bathrooms two of which include en-suite, whilst downstairs is great for entertainment with open living and a good sized lounge. Externally there is a driveway for two cars and a detached garage. This development is extremely popular and only five years old. Positioned close to all local amenities and good schooling, Lanes Estate agents recommend an early viewing.



### Entrance

13'9 x 4'8 (4.19m x 1.42m)

Great size entrance, doors leading to; WC, Lounge, kitchen/ Diner, with storage cupboard and stairs to first floor.

### Lounge

19'6 x 11'3 (5.94m x 3.43m)

Bright and airy lounge, window to front and side aspects, double doors to rear.

### Kitchen/ Diner

19'6 x 13'4 (5.94m x 4.06m)

This spacious kitchen/ diner is perfect for entertaining, patio doors leading onto the garden. Window to front aspect, wall and base units with integrated appliances such as fridge/freezer, dishwasher, washer dryer, electric oven with gas hob. Space for large dining table and chairs.

### Ground Floor W/C

Close Coupled WC and wash hand basin, window to front aspect.

### First Floor landing

Doors to all rooms

### Bedroom One

13'10 x 8'8 (4.22m x 2.64m)

Large main bedroom with door to Ensuite shower room. Window to front aspect

### Ensuite

6'2 x 6'1 (1.88m x 1.85m)

Fully tiled ensuite, walk-in shower cubicle, with wash hand basin and close coupled WC, window to rear aspect.

### Bedroom Two

12'6 x 10'1 (3.81m x 3.07m)

Another large double bedroom, BRIGHT and AIRY with windows to both front and side aspects.

### Bedroom Three

11'6 x 6'7 (3.51m x 2.01m)

Bedroom three has a window to rear aspect

### Family Bathroom

Fully tiled family bathroom, Panel bath with hand shower, close coupled WC and wash hand basin, window to rear aspect.

### Bedroom Four

8'9 x 5'6 (2.67m x 1.68m)

Nice 4th Bedroom. Fitted wardrobes currently used as a dressing room. Window to front aspect

### Bedroom Five

### Garden

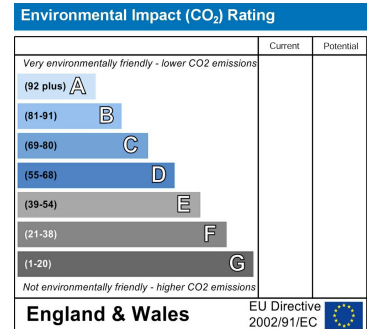
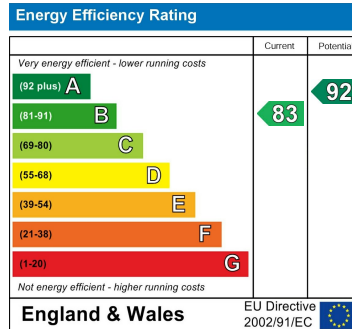
Accessed from the kitchen/ Diner, Lounge and side, Patio leading to AstroTurf lawn, perfect for all year round use. Hot tub at the rear of the garden.

### Garage

Up and over garage door with electrics.

### Parking

Two spaces to the front of garage. Excellent on-street parking



GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.

1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

