



Dunstons | 5 St. Francis Close | Buntingford | SG9 9SH |
Asking Price £575,000



CHRIS DELLAR
PROPERTIES

Your estate agent

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5 St. Francis Close | Buntingford | SG9 9SH

Exceptional townhouse set in the grounds of a former Convent with over 2000 sq.ft. of well-proportioned accommodation extending over four levels, with amazing attention to detail. Converted in 1995 by well regarded local constructors, Grange Builders, this attractive family home offers four double bedrooms, two reception rooms, sizable conservatory, two bathrooms, kitchen/breakfast room, cloakroom/WC, utility room and wine cellar. The house has its own landscaped rear garden and three allocated parking spaces. Set in extensive well maintained grounds with numerous mature trees, lawns and secluded seating areas for quiet meditation. No ongoing chain. AN EARLY VIEWING IS HIGHLY RECOMMENDED !

Entrance Door

Wood panelled front door with two windows above, leading into:

Reception Hall

Radiator in radiator cabinet. Picture rail. Access to staircase to first floor. Doors to kitchen/breakfast room and:

Sitting Room

16'5 x 15'10 (5.00m x 4.83m)

Victorian style open fireplace with ornate wooden surround and mantel. Adjacent gas point. Fitted arched head mirror over fire. Two radiators in cabinets. Dado rails. High Ceiling with central ceiling rose. Cherrywood flooring. Double glazed window to rear with aspect to conservatory. Double glazed French doors to:

Conservatory

15'7 x 12'6 (4.75m x 3.81m)

Wooden framed with glass roof, double glazed windows and French doors. Ceramic floor tiles. Bespoke wall unit with book shelving and base storage cupboards. Doors lead to rear garden.

Kitchen/Breakfast Room

12'6 x 10'10 (3.81m x 3.30m)

Bespoke kitchen units installed by Trade Mark (Royston) incorporating granite work surfaces and butler sink with swan neck tap over. Matching breakfast bar island with additional cupboard storage. Rangemaster with five burners, two ovens and separate grill. Integrated cooker extractor, fridge/freezer and dishwasher. Double glazed window to front. Inset downlights. Double radiator. Porcelain floor tiles. Door to:

Inner Lobby

Door to sitting room. Stairs down to:

BASEMENT

Family Room/Gym/Study

18'0 x 8'8 (5.49m x 2.64m)

Radiator. Quarry floor tiles. Doors to utility room, wine cellar and:

Hallway

Airing cupboard containing high pressure hot water cylinder and linen shelving. Quarry floor tiles.

Utility Room

11'11 x 5'10 (3.63m x 1.78m)

Base unit incorporating single drainer sink with mixer tap. Space & plumbing for washing machine. Space for tumble dryer. Radiator. Quarry floor tiles. Door to:

Cloakroom/WC

Wash hand basin & low flush w/c. Quarry floor tiles.

Wine Cellar

11'11 x 5'10 (3.63m x 1.78m)

Quarry floor tiles.

FIRST FLOOR LANDING

Bespoke book shelving. Stairs to second floor landing. Doors to bedroom one & three and bathroom one.

Bedroom One

16'5 x 10'10 (5.00m x 3.30m)

Double glazed window to front. Radiator. Wall to wall fitted wardrobes.

Bedroom Three

11'11 x 9'7 (3.63m x 2.92m)

Double glazed window to rear. Radiator.

Bathroom One

12'7 x 5'11 (3.84m x 1.80m)

Double glazed window with obscured glass. White suite comprising panel enclosed bath with shower over and shower screen, bespoke vanity unit with wash hand basin and low level WC. Extensive tiling to splashback areas. Chrome ladder style towel rail/radiator combination. Extractor fan. Porcelain floor tiles.

SECOND FLOOR LANDING

Double glazed window to side. Doors to bedrooms two & four and second bathroom.

Bedroom Two

16'5 x 10'11 (5.00m x 3.33m)

Two double glazed windows offering views over Buntingford and the countryside beyond. Radiator. Range of fitted wardrobes.

Bedroom Four

12'7 x 10'7 (3.84m x 3.23m)

Double glazed window to rear. Radiator. Access to partially boarded loft which has a light.

Bathroom Two

Double glazed window with obscured glass. White suite comprising panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin and low level WC. Extensive tiling to splashback areas. Chrome ladder style towel rail/radiator combination. Extractor fan. Porcelain floor tiles. Airing cupboard with linen shelving.

Front Garden

Sandstone slabs provide a patio area and access to the front door. Outside courtesy light.

Landscaped Rear Garden

Fenced enclosed with gated rear access. Well stocked raised beds surround Astro turf seating area. There is also a rockery, garden tap and outside lighting.

Parking

Allocated for three vehicles, plus visitors parking.

Communal Gardens

Beautifully maintained communal grounds with a variety of tall trees, lawns and established shrubs.

GENERAL INFORMATION

The property is Freehold with the residents of all the properties in St. Francis Close being shareholders in the company that owns and looks after the communal gardens and all other communal areas. There is a charge towards the up keep of these communal areas.

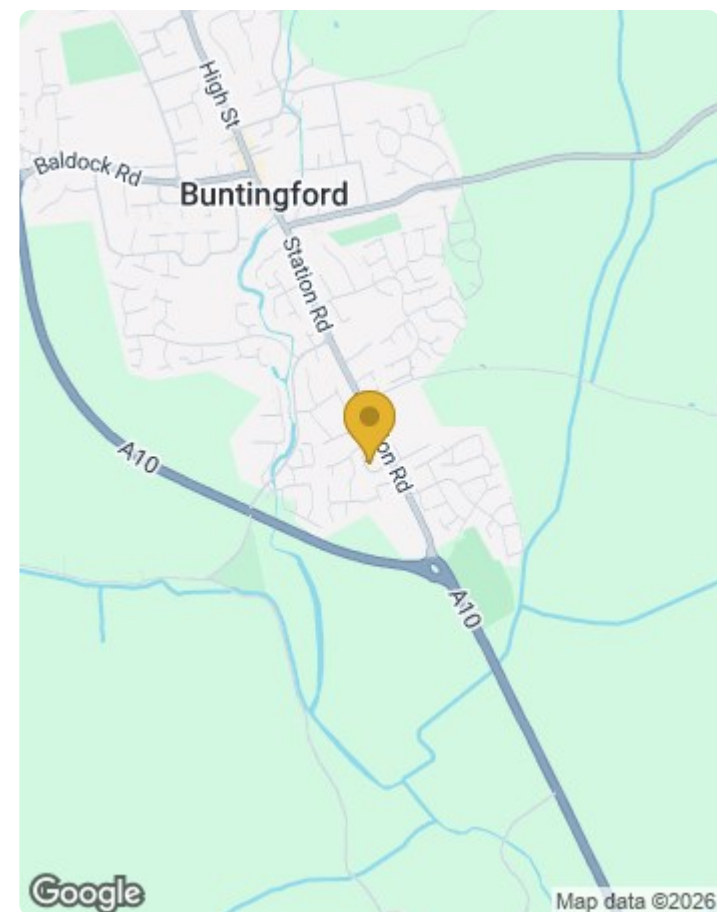
Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.





Approximate Gross Internal Area : 194.50 sq m / 2093.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
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