



## 36 Lunardi Court, Puckeridge SG11 1UT

**Guide Price £380,000**

Situated within a peaceful village development with no through traffic, this attractive two-bedroom home is ideally located close to a range of amenities, including a convenience store, café, pharmacy and village schools.

Having been carefully upgraded and refurbished by the current owners, the property now offers a beautifully presented, turn-key home, finished to an excellent standard both inside and out. The accommodation comprises: reception hall, guest cloakroom/W.C., spacious living room with a walk-in bay window, recently refitted kitchen, two bedrooms and a modern bathroom. Outside, there is gated side access to a landscaped rear garden, together with allocated parking for two cars.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver  
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*Village & Rural Homes*

**Accommodation** : New composite front door opening to:

**Hallway** : Quality wood laminate flooring. Radiator in cover. Door to:

**Cloakroom/W.C** : Refitted with a new low flush w.c. Wall mounted wash hand basin. Wood laminate flooring. Radiator. Double glazed window.

**Living Room** - 5.04m into bay x 3.71m max (16'6" x 12'2") Deep walk-in square bay window to front aspect with fitted blinds. Stairs rising to first floor with open recess below. Two radiators. Quality wood laminate flooring. Door to:

**Kitchen/Dining Room** - 3.7m x 2.63m (12'1" x 8'7") Re-fitted with contemporary high gloss wall and base cabinets with complementary marble effect work surfaces, matching up-risers and 'Metro-style' tiled splash-backs. Inset sink and drainer and double glazed window to rear. Built-in oven/grill with 'AEG' induction hob above. Brushed steel illuminated extractor fan over. Integrated washing machine and tall fridge/freezer. The dining area has ample space for a table and chairs, a radiator and double doors opening to the garden.

**First Floor** : Landing with access hatch to boarded loft with lighting. Radiator.

**Bedroom** - 3.45m x 2.69m (11'3" x 8'9") Double glazed window to front with fitted blind. Two deep recessed wardrobe cupboards. Radiator. Attractive herringbone wood effect flooring.

**Bedroom** - 3.23m x 1.77m (10'7" x 5'9") Double glazed window to rear. Radiator.

**Bathroom** : Modern white suite and contemporary decor : Panel enclosed bath with mixer tap, over bath shower and glazed shower screen. Vanity wash hand basin with cupboard below. Low flush w.c. Tiled walls. Frosted double glazed window to rear.

**Exterior** : The property benefits from being an end plot with gated side access to the rear garden. Open plan front garden, with decorative gravel area to one side and newly laid garden path. Adjacent to the front door, there is a useful, lockable storage shed that houses the gas and electric meters.

**Rear Garden** - 14.33m (47'0") approx.

The private garden is fully landscaped and part walled. Commencing with a full width paved patio, a garden path leads you up to an additional paved seating/play area to the far rear. The remainder is laid to lawn. Timber garden shed to remain. Outside water tap and curtesy lighting. Gated side access.

**Parking** : Residents parking is in a central communal parking area just opposite the house. This property benefits from two allocated parking spaces.

**Agents Note** : All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

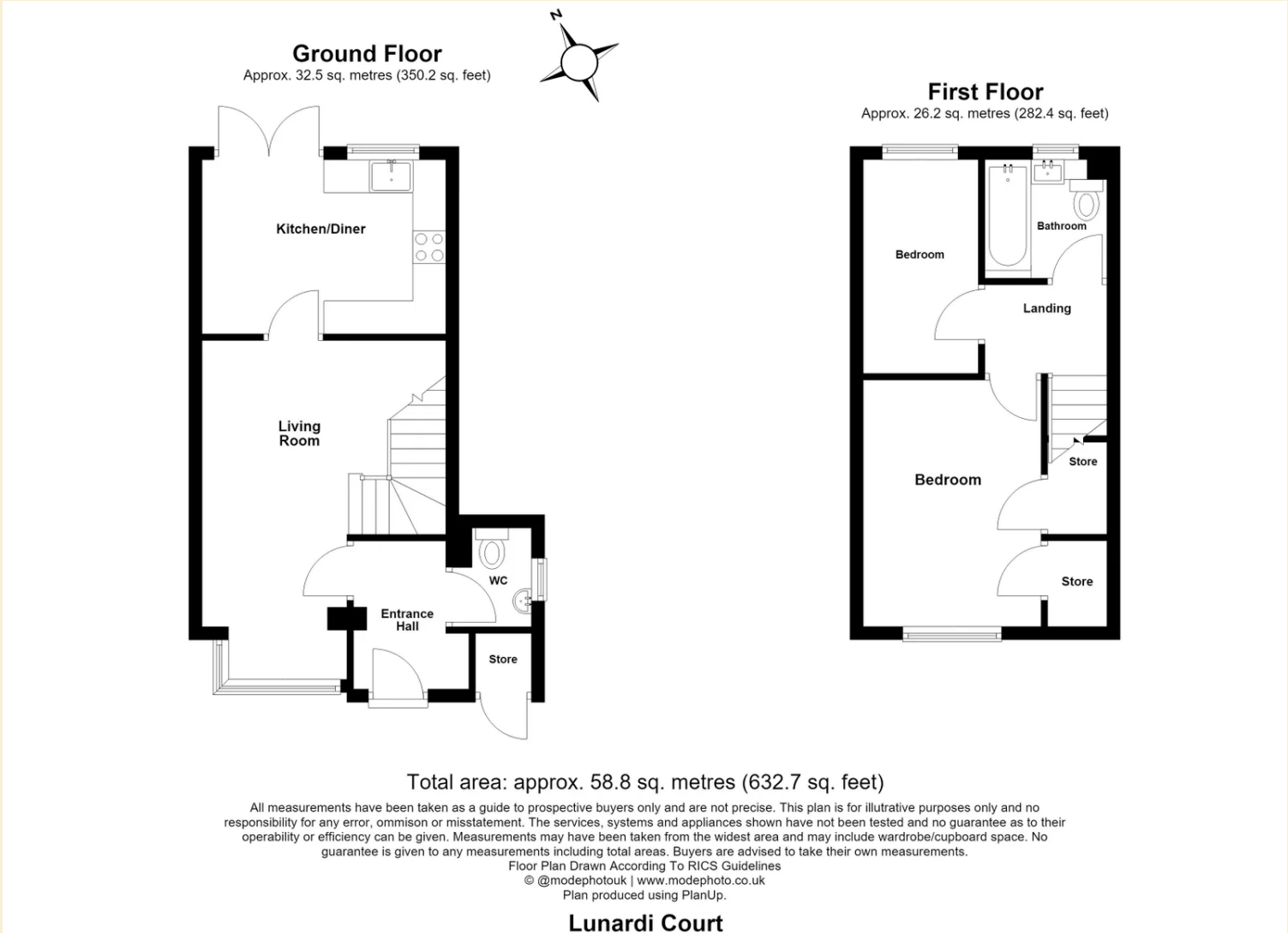
There is a service charge of circa £340 per annum paid to Warwick Estates Property Management Ltd by all residents towards the maintenance of the communal areas in the development.





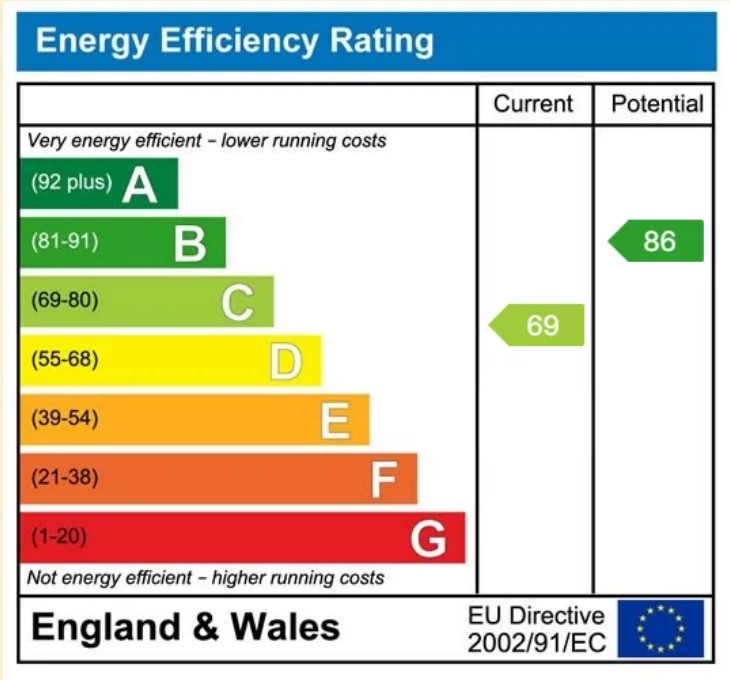
# Puckeridge Sales

## 28 High Street Puckeridge Herts SG11 1RN



Lunardi Court

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**MORTGAGE ADVICE**  
Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616