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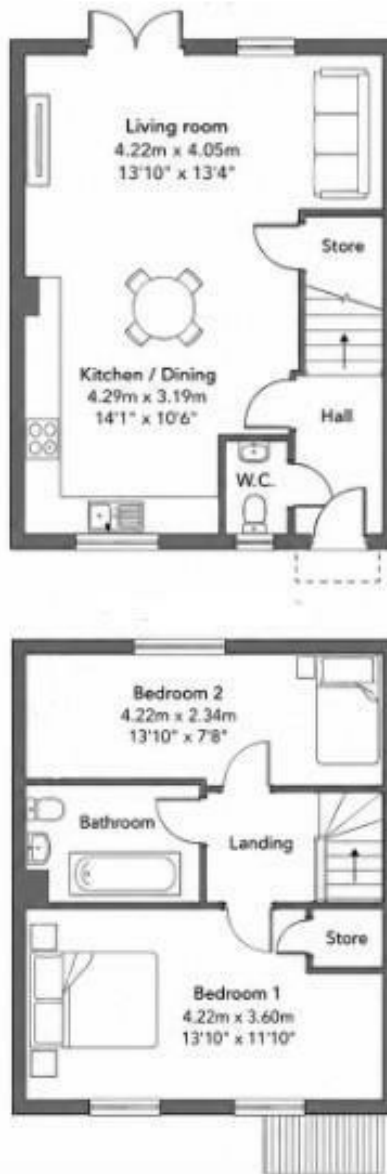
Asking Price £410,000

- Spacious two double bedroom semi-detached home
- Bright and airy open-plan living space
- Solar panels providing very low energy costs
- Insulated garden office with power & Wi-Fi
- Tandem driveway with EV charging point
- Elevated specification by the current owners
- Integrated kitchen with granite worktops
- Inset ceiling lights and integrated speakers
- Larger-than-average south-facing rear garden
- Sellers prepared to break the onward chain

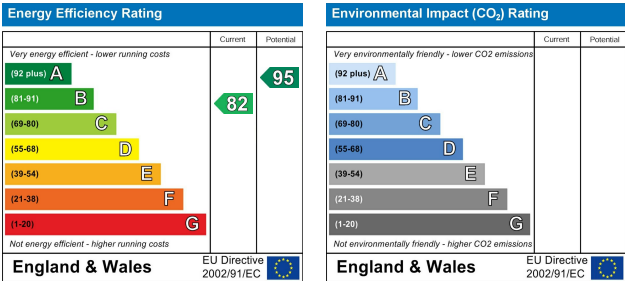
Occupying a quiet position within this attractive Dandara development, this beautifully presented two-bedroom semi-detached home has been owned by the current sellers since new in 2023 and has since been thoughtfully upgraded beyond its original specification. The bright and airy accommodation includes a spacious kitchen/dining/living room with gloss white cabinetry, granite worktops, integrated appliances and French doors opening onto the rear garden. Further enhancements include inset ceiling lighting and integrated ceiling speakers throughout, together with solar panels providing impressively low energy costs.

Upstairs are two well-proportioned bedrooms, including a generous principal bedroom with fitted storage, along with a stylish modern bathroom. Outside, the larger-than-average south-facing rear garden measures approximately 35' x 35', with a large patio, timber-framed pergola, raised beds and gated access to the tandem driveway with EV charging point. A particular feature is the insulated garden cabin with power and Wi-Fi, creating an excellent home office or additional working space.

Located within walking distance of Buntingford's attractive High Street and highly regarded schools, the property combines contemporary living, energy efficiency and a particularly good outside space. The motivated sellers are prepared to break the onward chain, making the home especially appealing to buyers seeking a potentially swift transaction.



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

Canopy porch. Security lamps.

Hallway

Radiator with cover. Wood effect flooring. Inset ceiling lights.

W/C

Low level flush w/c. Wash hand basin with tile splash back. Wood effect flooring. Radiator. Inset ceiling lights. Extractor fan. Obscure window to front aspect.

Kitchen / Dining / Living Room

Kitchen: Comprising of a range of gloss white wall and base level units. Granite worktops with drainer grooves to sink. Inset sink with black mixer tap. Induction hob with granite splash back and stainless steel extractor hood over. Built in double oven. Integrated washing machine, dishwasher and fridge/freezer. Larder cupboard. Houses boiler. Window to front aspect.

Living Room / Dining Area: Deep shelved storage cupboard with power housing consumer unit. Radiator with cover. Window to rear aspect. French doors with side panel and fanlight to rear garden aspect.

Wood effect flooring. Inset ceiling lights. Inset ceiling speakers.

First Floor

Carpeted stairs to first floor.

Galleried Landing

Fitted carpet. Doors to:

Bedroom One

LED coving operated remotely. Radiator with cover. Two windows to front aspect. Large over stairs shelved cupboard. Inset ceiling lights. Inset ceiling speakers.

Bedroom Two

Radiator with cover. Window to front aspect. Inset ceiling lights. Inset ceiling speakers.

Bathroom

Spacious bathroom comprising of a panel bath with shower over and glazed screen. Tiled surround. Tiled floor. Low level flush w/c. Wash hand basin with vanity cupboard beneath. Chrome ladder style radiator. Inset ceiling lights. Inset ceiling speakers. Extractor fan.

Outside**Front**

Mature shrubs to the front.

Driveway

Blocked paved tandem driveway. E.V. charging point.

South Facing Rear Garden

35 x 35 approx

Good size rear garden with the added benefit of the extra width. Gated access to driveway. Large patio area with timber framed pergola. Raised beds, Lawn.

Cabin

Insulated cabin with power and Wi-Fi installed. Glazed entrance door and side window.

Agents Notes

Boiler will be serviced in 2026

Loft: boarded with light. No ladder

Annual service charge circa £40 p.m.

Hard wired Ring door bell with camera's to front door, driveway and garden

The property is chain free

Solar panels. Low energy costs.





