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28 Cornwell Close, Buntingford, SG9 9GQ

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O.I.R.O £480,000

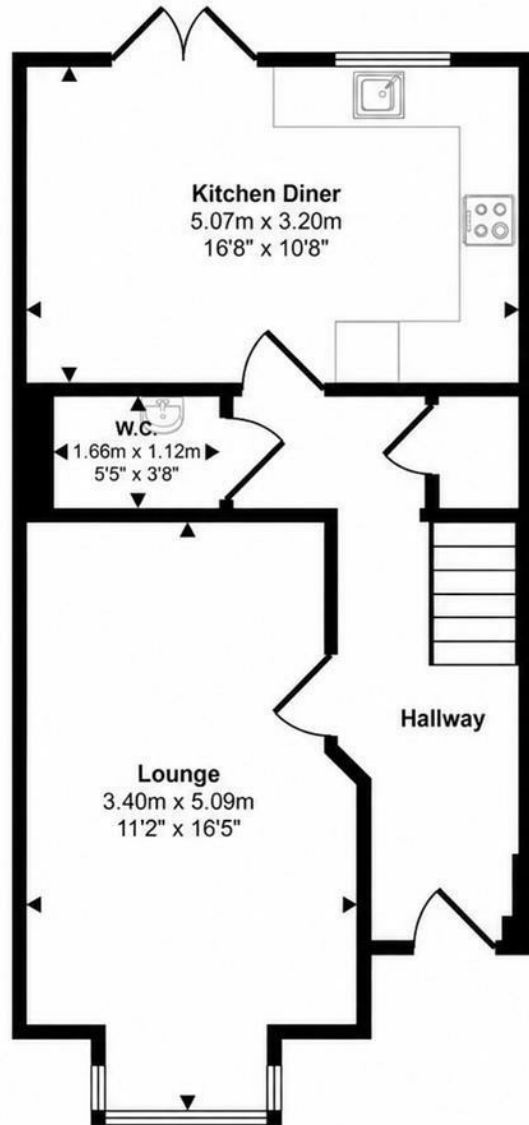
Located on the popular Fairview development, this well-presented three-bedroom semi-detached home offers modern accommodation throughout, making it an excellent choice for families or first-time buyers.

The ground floor comprises a welcoming entrance hall, a spacious lounge with feature media wall and inset LED fire, a contemporary Shaker-style kitchen/dining room with integrated appliances, and a cloakroom. Upstairs are three bedrooms, with the principal bedroom benefiting from an en suite, together with a modern family bathroom.

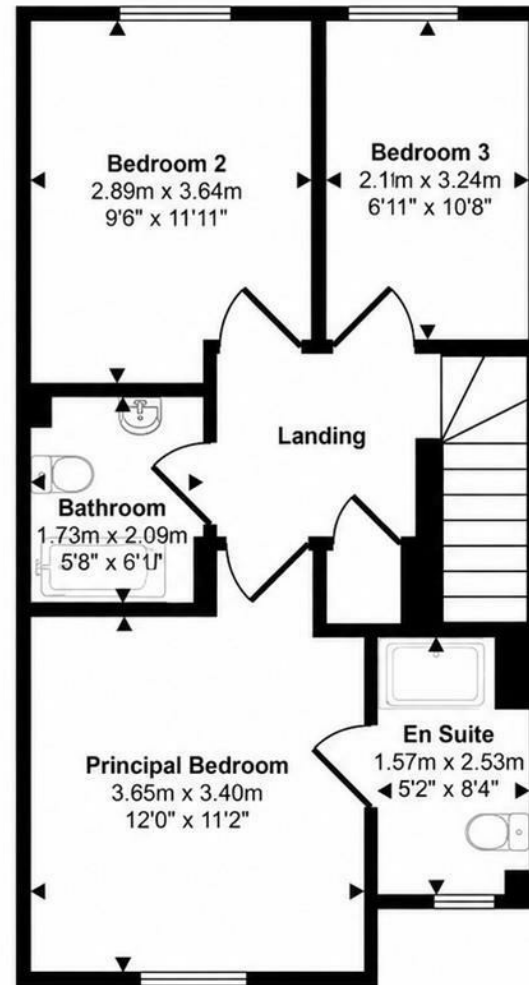
Outside, the property enjoys a particularly generous south-facing rear garden, designed for low maintenance with a large patio and artificial lawn, providing an ideal space for outdoor entertaining and family life. To the side, a tandem driveway provides parking for up to three vehicles and includes an EV charging point.

- Popular Fairview development
- Three-bedroom semi-detached home
- Shaker-style kitchen/dining room with integrated appliances
- Modern family bathroom and ground floor cloakroom
- Tandem driveway providing parking for up to three vehicles
- Well-presented throughout
- Spacious lounge with feature media wall and LED fire
- Principal bedroom with en suite shower room
- Generous south-facing rear garden
- EV charging point

Approx Gross Internal Area  
94 sq m / 1008 sq ft



**Ground Floor**  
Approx 47 sq m / 506 sq ft



**First Floor**  
Approx 47 sq m / 502 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>			

**Entrance**

Canopy porch with security light.

**Entrance Hall**

Timber and glazed front door. Inset matting. Wall panelling. Wood effect flooring. Stairs to the first floor. Understairs storage cupboard. Radiator. Doors to:

**Lounge**

Media wall with inset LED feature fire and space for a television. Wood effect flooring. Box bay window to the front aspect with shutters. Two radiators.

**Kitchen / Diner**

Comprising a range of Shaker-style wall and base units with granite worktops. Stainless steel one and a half bowl sink with inset drainer. Integrated washer/dryer, fridge/freezer and dishwasher. Built-in electric oven with five-ring gas hob, stainless steel splashback and extractor hood over. Tiled floor. Radiator. Window with shutters to the rear aspect. Glazed door with glazed side panel to the garden. Boiler concealed within a unit.

**WC**

Low level flush W/C. Pedestal wash hand basin with tiled splashback. Tiled floor. Radiator. Extractor fan.

**First Floor****Landing**

Window to the side aspect with shutters. Shelved airing cupboard housing the hot water cylinder. Wall panelling. Access to loft. Doors to:

**Bedroom One**

Freestanding double mirrored wardrobe. Radiator. Window with shutters to the front aspect.

**Ensuite**

Double-length shower cubicle. Low level flush W/C. Pedestal wash hand basin. Chrome ladder-style radiator. Fully tiled. Extractor fan. Obscure window to the front aspect. Inset ceiling spotlights.

**Bedroom Two**

Freestanding double mirror fronted wardrobe. Window with shutters to rear aspect. Radiator.

**Bedroom Three**

Window to rear aspect with shutters. Radiator.

**Bathroom**

Panel bath with shower attachment. Pedestal wash hand basin. Low level flush W/C. Chrome ladder-style radiator. Fully tiled. Extractor fan. Inset ceiling spotlights.

**Outside****Front**

Astro turf frontage. Path leading to the entrance. Gated side access to the rear garden.

**South Facing Garden**

35 x 30 approx

Generous south-facing rear garden with a large patio adjoining the property and an artificial lawn. Timber shed. Hot and cold outside taps. Outside power sockets and lighting. Gated side access to the front.

**Parking**

Tandem driveway providing parking for up to three vehicles. EV charging point.

**Agents Note**

Loft: Not boarded, no ladder, no power.

Boiler last serviced November 2025.

