



iw
iwestates.com
01376 573181
FOR SALE

38 Norfolk Road, Buntingford, SG9 9AN



38 Norfolk Road, Buntingford, SG9 9AN

Price £450,000

An immaculately presented three-bedroom semi-detached home, beautifully combining contemporary style with practical family living. Ideally positioned in the heart of Buntingford, the property is conveniently located within walking distance of highly regarded local schools, the High Street, and nearby parkland.

Thoughtfully designed throughout, the home features a sleek, fully integrated modern kitchen and a stylishly appointed bathroom, finished to a high standard. The bright and well-proportioned accommodation offers a welcoming atmosphere, perfectly suited to both everyday living and entertaining.

Externally, the property boasts a superbly landscaped, low-maintenance rear garden, carefully designed to enjoy sunshine throughout the day, creating an ideal outdoor retreat. To the front, there is off-street parking for two vehicles.

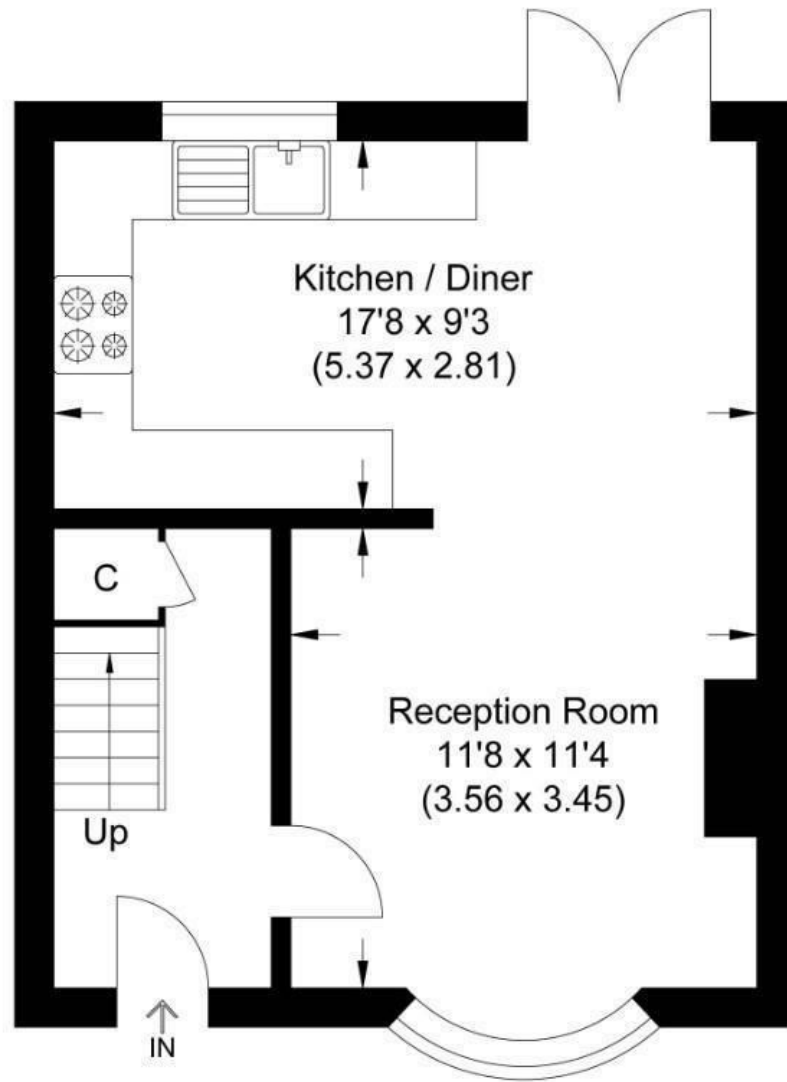
Further enhancing the property's appeal, planning permission has already been granted for a wrap-around rear extension, offering exciting scope to significantly enlarge the living accommodation and tailor the home to future requirements.

- Elegantly styled three bedroom semi detached home in the heart of Buntingford
 - Modern kitchen with integrated appliances
 - Wall to wall mirrored wardrobes in master bedroom
 - Inset ceiling lights throughout
 - Luxury flooring throughout plus window shutters
- Beautiful landscaped secluded garden with sun all day
 - Modern refitted bathroom
 - Driveway for two vehicles
 - Alarm system
 - Close to schools, High Street and local park

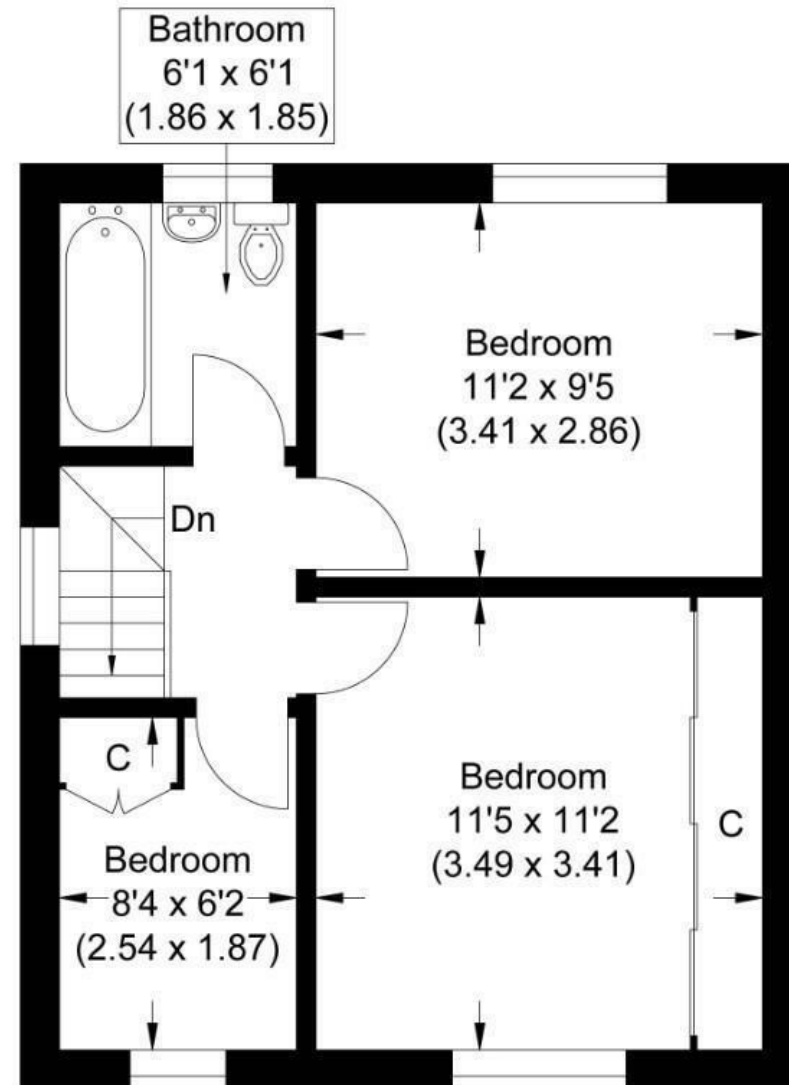
iW Estates, 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com



Approximate Gross Internal Area
69.98 sq m / 753.25 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

Timber and glazed front door.

Entrance Hall

Tiled floor. Radiator with cover. Under stairs storage. Glazed door to lounge. Stairs to first floor.

Lounge / Dining Room

Dual aspect room with media wall to the lounge area, bay window with shutters to the front and radiator below. Radiator with cover to the dining area. Tiled flooring. Patio doors lead to garden. Opens through to:

Kitchen

Modern re-fitted kitchen with integrated fridge/freezer, oven and electric hob with extractor over. Integrated dishwasher and washer-dryer. Tiled flooring. Window to garden aspect. Butler sink and Quartz countertop.

First Floor

Galleried Landing

Window with shutters to side aspect. Access to fully boarded loft with ladder.

Master Bedroom

Wall to wall mirrored wardrobes. Radiator. Window with shutters to front aspect.

Bedroom Two

Window with shutters to rear aspect. Radiator.

Bedroom Three

Window with shutters to front aspect. Radiator. Fitted wardrobe.

Bathroom

Modern bathroom with hand held and drench head shower over the bath.

Vanity wash hand basin. Low level flush w/c. Chrome ladder style radiator. Fully tiled. Obscure window with shutters to rear aspect.

Outside

Front

Parking

Newly laid gravel drive for two vehicles. Side gate access to garden.

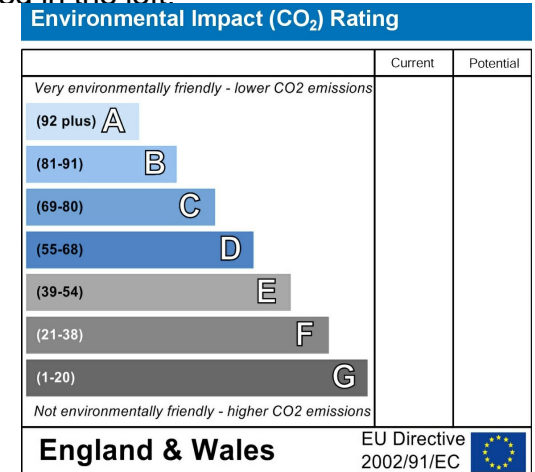
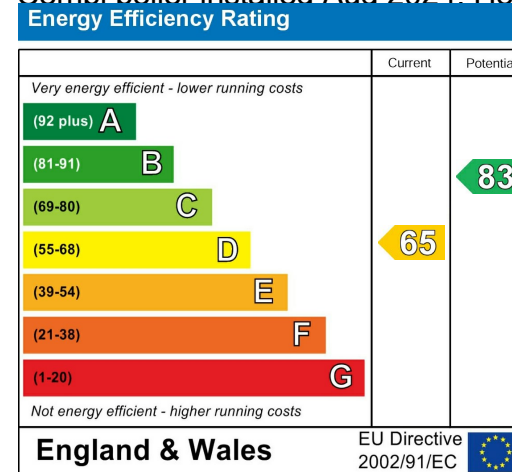
Rear

Garden

Beautifully landscaped low maintenance garden with porcelain patios and artificial lawn. Deep raised beds provide a separation to the entertaining area which has sun all day. Mature tall shrubs create a very private and secluded feel. Timber shed and secure side gate access (key pad lock). Outside tap, lights and power. Timber shed.

Agents Note

Combi boiler installed Aug 2024. Housed in the loft.



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.



