



13 Buntingford Road, Puckeridge SG11 1RT

Price Guide: £448,500

Ideally located for all village amenities and offering far more space than the outside may suggest, this charming three-bedroom red brick cottage opens up to reveal a surprisingly generous interior that blends period character with modern day comforts. The property is beautifully presented throughout and includes double glazing (majority), gas fired central heating and high ceilings, all complemented by a generous rear garden of approximately 90ft in length. The spacious open-plan living room provides a wonderful setting for both everyday living and entertaining, with an attractive wood-burning stove creating a focal point. The well-fitted kitchen/dining room has ample space for a large dining table and chairs and has direct access out to the rear garden. A separate utility room adds convenience. Upstairs, there are three well-proportioned bedrooms which are served by a family bathroom.

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Accommodation : Front door opening to:

Living Room - 6.12m max x 3.61m max (20'0" x 11'10")max Originally two rooms, over the years this space has been altered to provide a fabulous, large open plan living room. There is a large box bay window to the front with a deep sill and bespoke window shutters. Two chimney breasts with brick hearths feature in this room, one a great place to store logs, as the other houses an attractive log burning stove, the focal point of the room. Attractive built-in cupboards and shelving to alcoves. Radiator. Stairs rising to first floor. A wide square arch leads through to the kitchen/dining room, bringing in lots of natural light.

Kitchen/Dining Room - 4.42m x 4m (14'6" x 13'1") Once again there is plenty of space on offer here, with fitted wall and base cabinets complemented by granite work surfaces and up-risers. Built-in electric fan oven/grill with four ring gas hob above and an integrated extractor fan over. Inset Butler style sink with mixer tap. Spaces for dishwasher and tall fridge freezer. Larder unit. Ample space for a large table and chairs. Tiled floor. Radiator. Two 'Velux' style roof windows and double doors opening to the rear garden.

Utility Room - 1.89m x 1.62m (6'2" x 5'3") Wall and base units with counter top and inset stainless steel sink and drainer. Tiled splash-backs. Space and plumbing for washing machine. Cupboard housing 'Worcester' gas fired boiler. Tiled floor. 'Velux' style roof window.

First Floor : Landing with window to side aspect. Loft access hatch. Radiator.

Bedroom - 3.53m x 3.24m (11'6" x 10'7") Upvc double glazed window to front with bespoke fitted shutter blind. Attractive, decorative cast iron fireplace. Deep over stairs cupboard. Radiator.

Bedroom - 3.15m x 2.63m (10'4" x 8'7") Upvc double glazed window to rear. Painted cast iron decorative fireplace. Recessed storage cupboard.

Bedroom - 2.28m x 1.99m (7'5" x 6'6") Double glazed window to rear. Radiator.

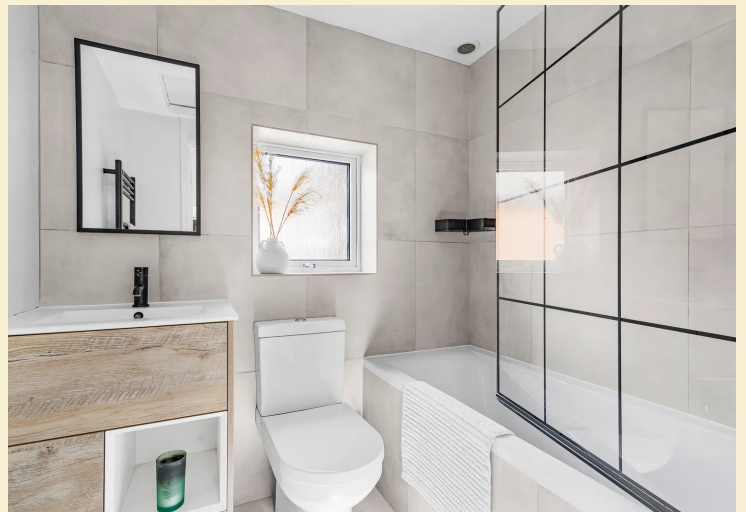
Bathroom : Fitted with a modern, contemporary white suite: Tiled panel enclosed bath with mixer tap, hand held attachment and over bath shower head with glazed screen. Low flush w.c. Vanity wash hand basin with storage below. Heated towel rail. Fully tiled walls and floor. Frosted double glazed window.

Exterior : The front of the cottage sits behind a low brick wall, with gated access. The front garden is paved for ease of maintenance.

Rear Garden - 27.43m (90')approx. The rear garden commences with a private, paved courtyard area, ideal for a morning coffee in the warmer weather or an impromptu barbeque. Steps take you up to the main garden which is fully enclosed by the way of close board fencing. Predominantly laid lawn with shrub borders with a timber garden shed to remain.

Services : All mains services connected: Mains gas, electricity, water and drainage. Heating and hot water supplied by gas fired boiler. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







Approximate Gross Internal Area 982 sq ft - 91 sq m

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 418 sq ft – 39 sq m



Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient – lower running costs | | 106 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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 | |

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