



**Oliver
Minton**
Village & Rural Homes



**Moatside House, 3 Moat Side, Anstey,
Nr Buntingford, Herts SG9 0DD**

Guide Price
£835,000 Freehold

Oliver Minton Village & Rural Homes are delighted to offer this spacious, individual CHAIN FREE detached family house with 2554 sq ft of accommodation. Well appointed at the end of a quiet village cul-de-sac on a secluded 0.25 acre plot, the house would be an ideal purchase for a growing family with an additional family member requiring separate GROUND FLOOR annex accommodation.

The house has been extended, there is still scope for the building of a garage building if wanted thanks to the 'breathing space of the garden that wraps around the house and existing accommodation comprises: Entrance Vestibule, Cloakroom, Reception Hall, open-plan Kitchen/Breakfast Room/Lounge Snug, Sitting Room, Conservatory, Annex section comprising Kitchen/Living Room, Utility/Morning Room, Bedroom and Shower Room. To the first floor is a Principal suite comprising Bedroom, Dressing Room, En-Suite Bathroom and adjoining Nursery/Dressing Area, 3 further double bedrooms and Family Bathroom.

Anstey is a small village surrounded by lovely countryside and benefits from a local pub, The Blind Fiddler, Anstey First School & Nursery, St George's Church and the Village Hall where various Clubs meet and events take place. Supermarkets, High Street shopping, seniors schools and more social and sporting amenities are available in the nearby towns of Buntingford and Ware.

Entrance Vestibule Ceramic tiled floor. Built-in bench/storage seat. Door to Cloakroom. Opening to Reception Hall.

Cloakroom Modern white suite comprising WC and pedestal hand basin. uPVC double glazed obscure window. Heated towel rail.

Reception Hall - 3.84m x 3.28m (12'7" including staircase x 10'9") Engineered oak flooring. Staircase to first floor. Inset ceiling lights. uPVC double glazed window to front. Part glazed door to Kitchen.

Excellent Open-Plan Kitchen/Entertaining Space

Kitchen Area - 4.9m x 4.72m (16'1" x 15'6") Open plan to Breakfast Area and Lounge Snug. Engineered oak flooring. Fitted wall, base and drawer units and work surfaces incorporating sink unit. Matching island unit with breakfast bar. Plumbing for dishwasher and washing machine. Built-in electric double ovens and range cooker with 6-ring gas hob (only the hob on the range in current working order). Vertical panel radiator. Part glazed door from hallway. Inset ceiling lights. uPVC double glazed double doors to rear garden.

Lounge Snug - 4.32m x 2.87m (14'2" x 9'5") Wood flooring. Part tongue and groove paneled walls. uPVC double glazed window to rear. Glazed bi-fold doors to Sitting Room.

Breakfast Area - 3.1m x 2.97m (10'2" x 9'9") uPVC double glazed French doors and uPVC double glazed window to side. Double glazed skylight window. Wood laminate flooring. Door to ANNEX SECTION.





Sitting Room - 7.11m x 2.84m (23'4" x 9'4" < 11'5" into alcove) Feature open fireplace. Wood laminate floor. uPVC double glazed window to side. 2 radiators. Part glazed double doors to Conservatory.

Conservatory - 3.96m x 2.79m (13'0" x 9'2") Currently used as a dining room. Double glazed windows and double doors to rear garden. Wood laminate floor. Vertical panel radiator. Cat flap.

ANNEX SECTION

All on the ground floor and comprising Kitchen/Living Room, Morning/Utility Room, Bedroom and Shower Room.

Kitchen/Living Room - 5.11m x 4.04m (16'9" x 13'3") Kitchen area with fitted wall, base and drawer units and wooden worktops incorporating sink unit. Built-in electric oven and gas hob with extractor hood above. Wood laminate floor. Access hatch to loft area. Radiator. Corner wood burning stove (de-commissioned). Dual aspect uPVC double glazed windows and part glazed door to Front Entrance Porch. Part glazed door to:

Morning/Utility Room - 3.17m x 2.36m (10'5" x 7'9") uPVC double glazed windows and patio doors to rear. Wood laminate floor. Radiator. Built-in base units and work surfaces incorporating sink unit. Plumbing for washing machine.

Bedroom - 3.53m x 2.82m (11'7" x 9'3") uPVC double glazed window to front. Radiator.

Shower Room Wet room style shower area with fitted seat. White WC and wash hand basin with cupboard under. Chrome heated towel rail. Ceramic tiled floor. Extractor fan.



First Floor Landing

Radiator. Skylight roof window. Access hatch to loft.

Principal Bedroom Suite

Bedroom Area - 4.29m x 3.56m (14'1" x 11'8") uPVC double glazed dual aspect windows. Radiator. Door to Dressing Room/Nursery/Study and door to En-Suite Bathroom.

Dressing Room/Study/Nursery - 2.67m x 2.44m (8'9" x 8'0") uPVC double glazed window to rear.

En-Suite Bathroom - 3.66m x 2.18m (12'0" x 7'2" > 5'7") Attractive modern white suite comprising bath with shower attachment, WC and wash hand basin with cupboard under. Large glazed shower enclosure. uPVC obscure double glazed window. Part tiled walls and complementary tiled floor. Chrome heated towel rail. Inset ceiling lights. Doorway to:

Dressing Area - 2.34m x 2.18m (7'8" x 7'2") uPVC double glazed window to side. Radiator.

Bedroom Two - 3.53m x 2.87m (11'7" x 9'5") uPVC double glazed window to rear. Radiator.

Bedroom Three - 3.2m x 2.87m (10'6" x 9'5") uPVC double glazed window to rear. Radiator. Engineered oak floor.

Bedroom Four - 3.89m x 3.56m (12'9" x 11'8") uPVC double glazed window to side. Radiator.

Family Bathroom - 3.2m x 1.93m (10'6" x 6'4") Mid-refurbishment and can be finished subject to agreement.

OUTSIDE

The house is in a great position at the end of a cul-de-sac and well appointed on a good size plot of approximately 0.25 of an acre.

Front Driveway Ample parking for several vehicles and additional space and 5-bar gate to side of house adjacent to store and housed oil storage tank.

Large Rear Garden A flat, child-friendly garden, mainly laid to lawn with large patio area. Lawn continues to side of house with 5-bar gate and potential for parking motorhome/boat etc. 2 large timber outbuildings.

Agents Note Heating is by oil fired central heating to radiators. There is double glazing and mains electricity, mains drainage and water supply. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

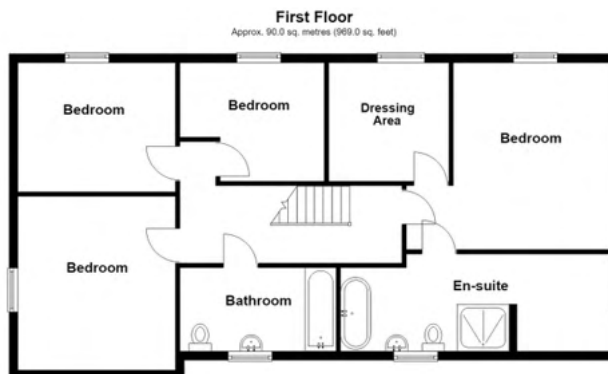
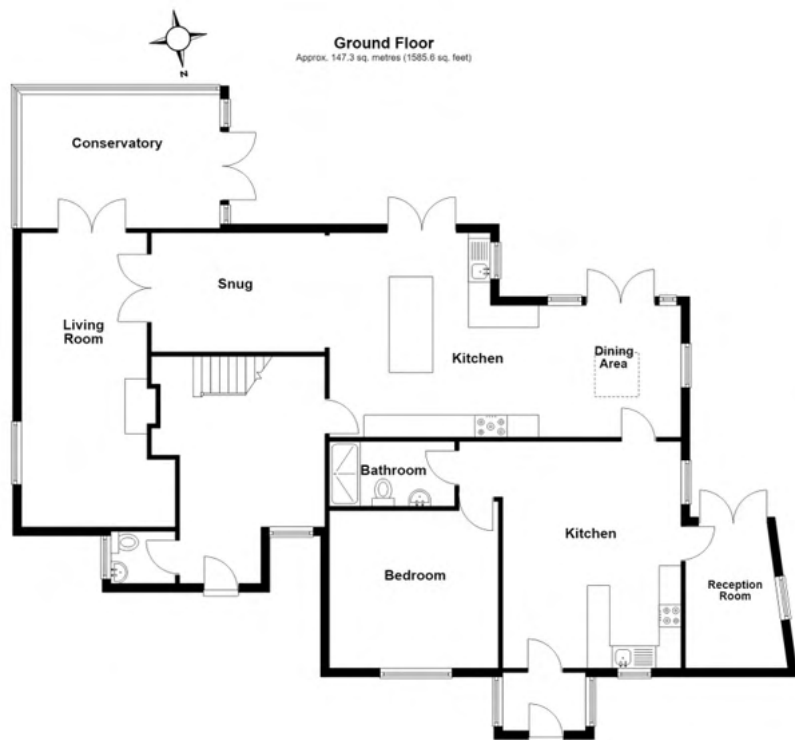
Council Tax Band: E





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Total area: approx. 237.3 sq. metres (2554.6 sq. feet)

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Moat side



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