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20 Knights Close, Buntingford, SG9 9SE

£735,000

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## Price £765,000

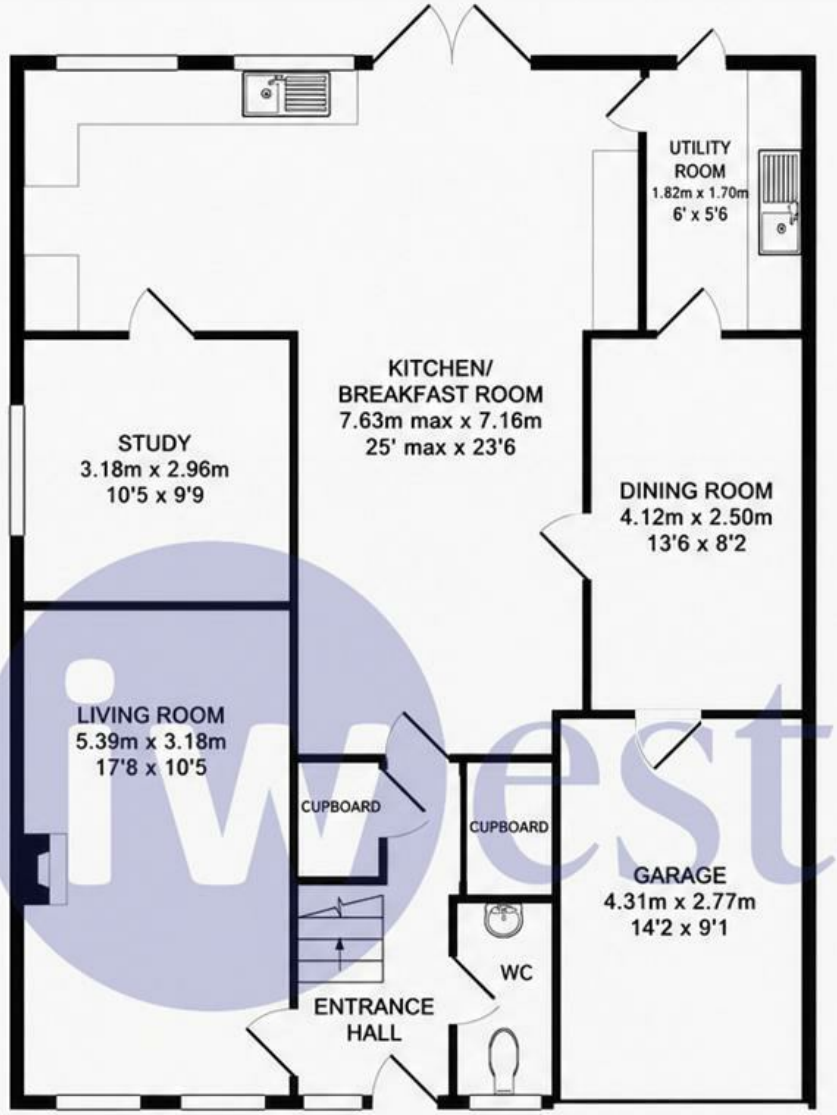
- Five-bedroom detached family home
- No passing traffic and a strong sense of privacy
- Separate sitting room, dining room and study/snug
- Beautifully maintained throughout, with excellent forever-home appeal
- Walking distance of Buntingford High Street, local amenities and highly regarded schools
- Private, secluded position within Knights Close
- Large country-style kitchen/breakfast room
- Useful utility room and additional loft room
- Good-size, private rear garden
- Offered chain free

Set within a private and secluded nook of Knights Close, this beautifully maintained five-bedroom detached family home enjoys a peaceful position with no passing traffic and a wonderful sense of privacy.

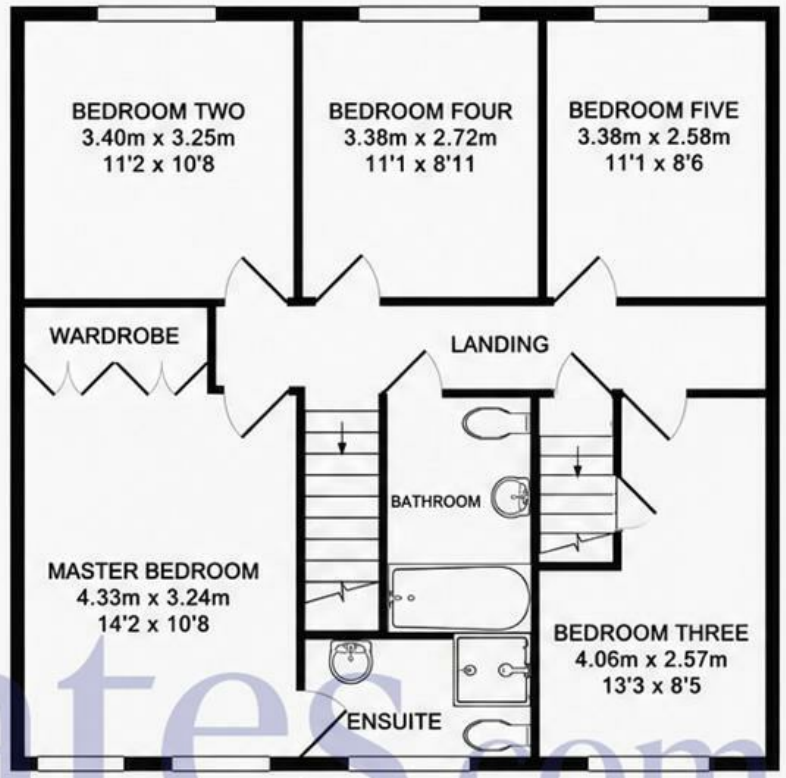
The spacious and well-balanced accommodation includes a sitting room, separate dining room, study/snug, utility room and a large country-style kitchen/breakfast room, together with five generous bedrooms and an additional loft room providing valuable flexible space. Outside, the good-sized rear garden feels particularly private and provides an attractive setting for family life and entertaining.

Offered chain free, this is a substantial and welcoming home with genuine forever-home appeal, combining space, versatility and a rarely available tucked-away position.

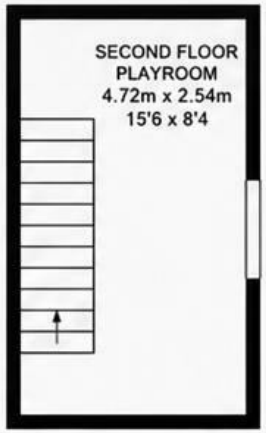
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GROUND FLOOR
APPROX. FLOOR
AREA 131.1 SQ.M.
(1410 SQ.FT.)




1ST FLOOR
APPROX. FLOOR
AREA 71.8 SQ.M.
(772 SQ.FT.)




SECOND FLOOR
APPROX. FLOOR
AREA 17.5 SQ.M.
(188 SQ.FT.)

TOTAL APPROX. FLOOR AREA 198.4 SQ.M. (2136 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Entrance**
Canopy porch. Security lamp.

**Entrance Hall**
Timber entrance door with obscure glazed panels opening into the hallway, with tiled flooring, front aspect window, radiator and Nest thermostat. Built-in storage cupboard with hanging rail, shoe racks and sliding doors, plus an understairs cupboard housing the alarm panel.

**Kitchen / Breakfast Room**
Fitted with a range of country-style cream wall and base units with beech worktops and tiled splashbacks. Ceramic Butler sink with antique brass-style mixer tap. Rangemaster with six-ring gas hob, double oven/grill and extractor hood over. Integrated Miele dishwasher and water softener. Central island with beech worktop, drawer storage, open shelving and breakfast bar seating for two. Tiled flooring, radiator, two rear aspect windows, French doors to the rear garden and three Velux windows providing additional natural light.

**Utility Room**
Under counter unit with laminate countertops. One and a half sink bowl and drainer. Space and plumbing for washing machine and space for tumble dryer. Tiled floor. Inset ceiling lights. Velux window. Radiator. Half glazed door leading to garden. Obscure glazed door leading to dining room.

**Snug / Office**
Window to side aspect. Radiator.

**Dining Room**
Wood effect laminate flooring. Radiator. Inset ceiling lights. Internal door to garage. Obscure glazed door to utility room.

**Living Room**
Two windows to the front aspect. Feature fireplace with surround (currently decommissioned). Radiator.

**W/C**
White suite comprising low-level dual-flush WC and pedestal wash hand basin with mixer tap. Tiled floor, partially tiled walls, radiator and obscure window to the front aspect.

**Stairs to First Floor**

**Landing**
Radiator. Obscure window to side aspect. Loft access.
Doors to:

**Bedroom One**
Two windows to the front aspect, radiator, fitted wardrobes and covered vent for an air-conditioning unit.

**En Suite Shower Room**
Large fully tiled shower enclosure with drench head and sliding doors. Low-level dual-flush WC and pedestal wash hand basin. Tiled floor and walls, shaving point, radiator, inset ceiling lights, extractor fan and obscure window to the front aspect.

**Bedroom Two**
Window to rear aspect. Radiator.

**Bedroom Three**
Window to rear aspect. Radiator.

**Bedroom Four**
Wood effect flooring. Window to rear aspect. Radiator.

**Bedroom Five**
Window to front aspect. Radiator. Airing cupboard.

**Bathroom**
A white suite comprising a low-level dual-flush WC, pedestal wash hand basin and large panelled bath with shower over and glazed screen. Fully tiled walls and floor, mirrored medicine cabinet, shaving point, heated towel rail, extractor fan and inset ceiling lights.

**Loft Room**
Accessed via an internal door from the first-floor landing, with a wooden staircase leading to the space. Timber flooring, electric storage heater, side aspect window and useful eaves storage.

**Outside**

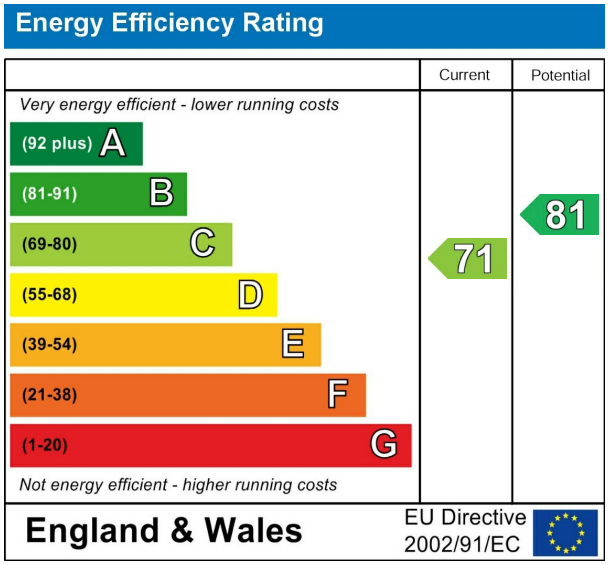
**Front Garden**
Lawn area with mature shrubbery and planting.

**Driveway**
Parking for 4/5 vehicles.

**Garage**

**Rear Garden**
45ft approx
Gated side access to the front. Large patio area leading to a mainly lawned garden with mature planting and shrubbery. Outside tap and external lighting. Paved area to the rear with timber shed. The garden is mainly enclosed by fencing with an attractive brick wall to the rear boundary.

**Agents Notes**
The property is offered chain free.
Double glazing replaced 8-9 years ago.
Solar panels installed 2.5 years ago.
Cavity wall insulation.
White goods can be sold under separate negotiation.
No service charge for this development.
Loft: Ladder, light and boarded.
Freehold.
Council Tax Band: F £3,546.96 p.a. approx. (subject to change)




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.






























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