



3 Barleycroft | Buntingford | SG9 9SD

Asking Price £625,000

Situated in a very small cu-de-sac, this spacious detached family home offers four generous double bedrooms, two good size reception rooms, bespoke kitchen/breakfast room, Victorian style double glazed conservatory, four piece family bathroom, en-suite shower room/wet room to the master bedroom and a downstairs cloakroom/WC. Benefits include gas central heating, double glazing and extensive fitted storage. Externally there is a lawned front garden, a South facing rear garden, garage and driveway providing off street parking for two vehicles. Situated on one of Buntingford's most sought after developments, this attractive house is within walking distance of many local amenities, schools and playing fields. NO UPPER CHAIN !



CHRIS DELLAR
PROPERTIES

Your estate agent

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Storm Porch

Over front door. Courtesy light.

Reception Hall

Stairs to first floor landing with understairs storage cupboard. Oak flooring. Radiator. Panelled doors to sitting room, downstairs cloakroom, and:

Kitchen/ Breakfast Room

16'0 x 9'11 (4.88m x 3.02m)

Two uPVC double glazed windows to rear overlooking garden. Range of beechwood wall & base units offering a large number of cupboards and drawer units. Roll top work surfaces and inset one & a half bowl single drainer sink unit with mixer taps. Freestanding Rangemaster cooking range with five gas burners, hotplate, two electric ovens, grill and warming drawer. Extractor hood. Two integrated fridges. Ceramic floor tiles. Radiator. uPVC double glazed door to side giving access to pathway. Doors to integral garage and:

Dining Room

11'8 x 10'0 (3.56m x 3.05m)

Electric panel heater. Oak flooring. Opening to sitting room. Double glazed patio door leading to:

Victorian Style Conservatory

9'11 x 9'9 (3.02m x 2.97m)

uPVC double glazed windows and French doors leading to rear garden. Wood laminate floor covering.

Sitting Room

17'10 x 11'8 (5.44m x 3.56m)

Two double glazed windows to front. Feature fireplace with hearth and inset flame effect fire. Oak flooring. Two radiators. Picture rail.

Downstairs Cloakroom/WC

5'9 x 2'11 (1.75m x 0.89m)

Modern suite comprising wall mounted wash hand basin and low flush WC. Tiling to dado height.

First Floor Landing

Access to half boarded loft via pull-down ladder. Built-in airing cupboard. Doors to bedrooms and bathroom.

Bedroom One

14'8 x 11'10 (4.47m x 3.61m)

Two uPVC double glazed windows to front. Radiator. Slate floor tiles. Panelled door to:

En-Suite Shower Room/Wet Room

8'11 x 8'1 (2.72m x 2.46m)

uPVC double glazed window to front with obscured glass. Shower cubicle with rainfall style shower head, wall mounted wash hand basin and low flush WC. Ladder style towel rail/radiator combination. Fully tiled floor and walls. Inset downlights. Extractor fan. Electric shaver point.

Bedroom Two

14'8 x 12'10 (4.47m x 3.91m)

Two uPVC double glazed windows to front. Radiator.

Bedroom Three

13'3 x 9'10 (4.04m x 3.00m)

Two uPVC double glazed windows to rear. Radiator.

Bedroom Four

13'6 x 8'10 (4.11m x 2.69m)

Two uPVC double glazed windows to rear. Radiator.

Family Bathroom

8'11 x 8'1 (2.72m x 2.46m)

uPVC double glazed window to rear with obscured glass. Suite comprising tiled panel enclosed bath, separate shower cubicle, wash hand basin and low flush WC with concealed cistern. Ladder style towel rail/radiator combination. Fully tiled floor and walls. Inset downlights. Electric shaver point.

EXTERIOR

Front Garden

Lawned garden with wide borders containing a number of established shrubs. Gated side pathway leading to rear garden.

Driveway

Providing parking for two vehicles and giving access to:

Garage

Single integral garage with up & over door, light and power connected. Wall mounted Ideal gas fired boiler. Space & plumbing for washing machine. Space for tumble dryer.

South Facing Rear Garden

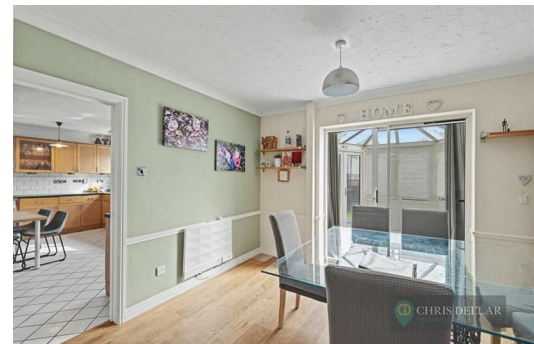
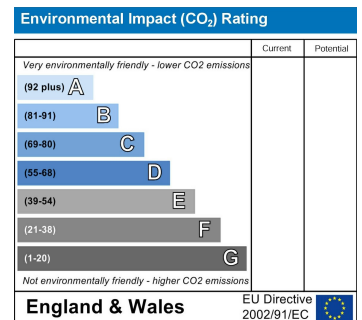
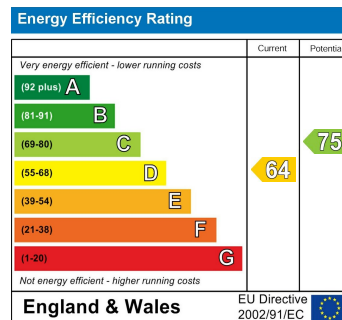
Decking & patio areas, lawn and hardstanding. Side pathway to timber store attached to wall.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate

To follow.



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