



29 Tollsworth Way, Puckeridge, Herts, SG11 1UR

Guide Price £520,000 Freehold

Oliver Minton are delighted to offer this smart, four bedroom detached home that is situated in a popular residential location, close to the centre and High Street of the historic Puckeridge village. The current owners have creatively extended the house to create a superb, modern family home. The ground floor has an enclosed porch and guest cloakroom/w.c, whilst the bright and airy living accommodation is predominantly open plan, with a stylish contemporary kitchen, spacious lounge area and off-set dining room. To the first floor there are three good size bedrooms with en-suite facilities to the largest of the three and a separate family bathroom. To the second floor, the principal suite has a walk-in dressing area and a luxury en-suite with both an independent shower and bath. The property also benefits from an enclosed south-facing rear garden and off-street parking for two vehicles.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Oliver
Minton**
Village & Rural Homes

Council Tax Band: E

Tenure: Freehold

ACCOMMODATION:

Front door to enclosed porch which is open plan to:

ENTRANCE HALL

Stairs rising to first floor. Storage cupboard. Upvc obscured double glazed window to side. Door to:

CLOAKROOM/W.C.

Fitted with a white suite comprising: Low level w.c. and wash hand basin. Contemporary style radiator. Double glazed frosted window to front.

OPEN PLAN LIVING/DINING/KITCHEN AREA - 8.7m x 4.55m (28'6" x 14'11")

KITCHEN

Fitted with a modern range of wall and base units with complementary work surfaces over. Inset one and a half bowl sink and drainer with mixer tap. Integrated washing machine, dishwasher and fridge/freezer. Built-in electric oven and hob with extractor canopy over. Wood laminate floor. uPVC double-glazed window to front. Inset ceiling lights. Pendant ceiling lights.



LOUNGE

uPVC double-glazed doors leading out to the rear garden. Inset ceiling lights. Wood laminate floor. Vertical contemporary-style radiator. Open plan to:



DINING ROOM - 5.0 (into bay window) x 2.4

Lovely bright room with uPVC double glazed doors to rear garden and uPVC 'Velux' style roof window. Wood laminate flooring.

FIRST FLOOR

Doors off to bedrooms and family bathroom. Stairs rising to second floor.

BATHROOM

Fitted with a white suite comprising: Wood panel enclosed bath with mixer tap and hand held shower attachment. Pedestal wash hand basin. Low level w.c. Wood panelling to half height. Chrome heated towel rail. Upvc double glazed obscured window.

BEDROOM TWO - 3.45 x 2.92

Upvc double glazed window to front aspect. Built-in wardrobe cupboards. Radiator. Wood laminate floor. Door to:

EN-SUITE SHOWER ROOM

Fitted with a fully tiled shower cubicle with power shower. Low level w.c. Wall mounted wash hand basin. Upvc obscured double glazed window to front.



BEDROOM THREE - 3.33 x 2.46

uPVC double glazed window to rear. Radiator.

BEDROOM FOUR - 2.31 x 1.98

uPVC double glazed window to rear aspect. Radiator.

SECOND FLOOR

PRINCIPAL BEDROOM SUITE - 4.2 x 3.0

Two sets of uPVC double glazed windows to front. Inset ceiling lights. Two radiators. Door to ensuite.



WALK-IN DRESSING AREA

EN-SUITE BATHROOM - 3.0 x 1.7

Freestanding bathtub and walk-in shower cubicle with rainfall shower, and hand-held shower attachment. uPVC 'Velux' style window. Low level flush WC and wash basin. Tiled floor and partly tiled walls. Extractor fan. Inset ceiling lights.

EXTERIOR

To the front of the property there is off street parking for two vehicles.

REAR GARDEN

Fully enclosed rear garden which is mainly laid to lawn.

AGENTS NOTES

Mains services connected: Electricity, gas central heating, mains drainage. There is an annual maintenance charge of circa £250 paid to Huntsman Gate (Puckeridge)

Management Co Ltd, towards the upkeep of the communal areas in the road. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>







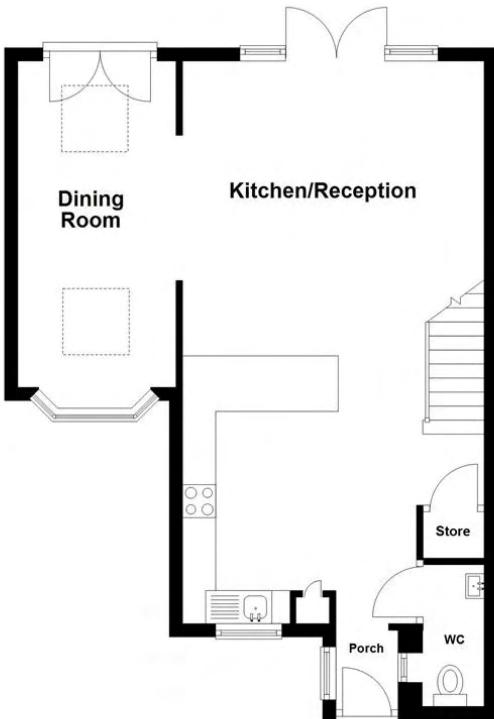
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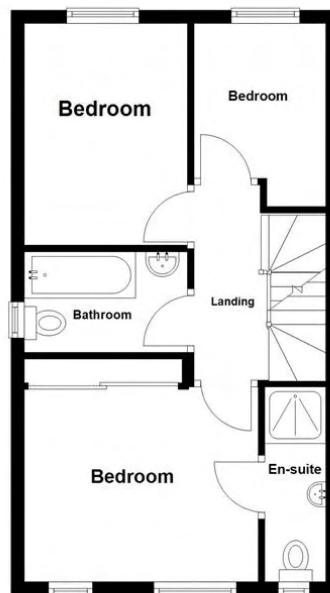
Ground Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



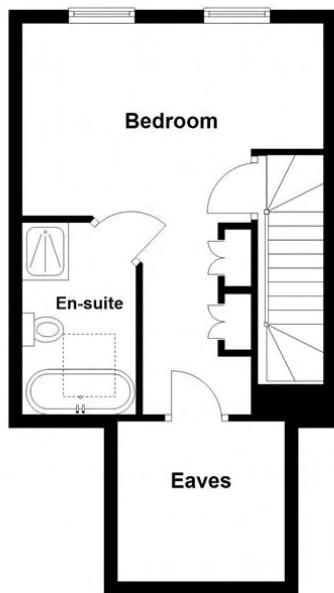
First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



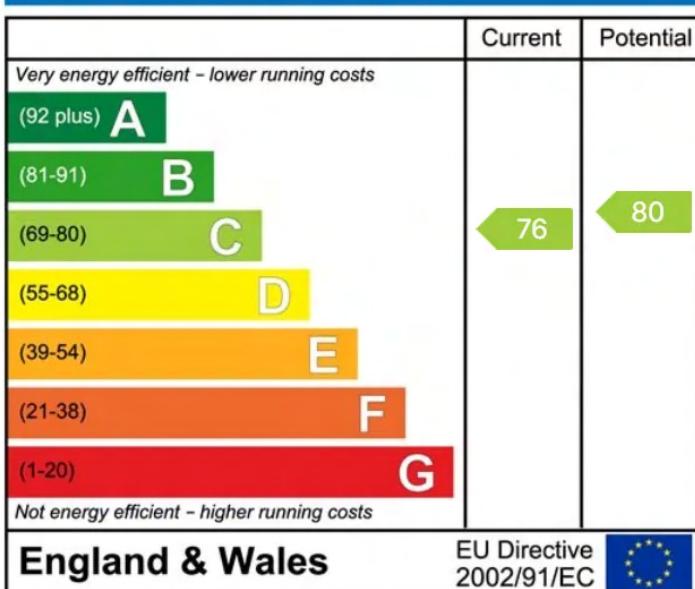
Total area: approx. 125.7 sq. metres (1352.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Tollsworth Way

Energy Efficiency Rating



VIEWING ARRANGEMENTS

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MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616