



**Oliver
Minton**
Village & Rural Homes



13 Perowne Way, Puckeridge, Herts SG11 1SZ

Guide Price: £585,000 Freehold



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Sales & Le

Oliver Minton Village & Rural Homes are delighted to offer for sale this immaculately presented 4 bedroom detached house in a great location just round the corner from Roger De Clare First School & Nursery, Ralph Sadleir Middle School and the village doctor's surgery, community centre and recreation ground. Puckeridge and Standon High Streets are also both within walking distance, as are delightful walks in the nearby countryside.

Accommodation comprises: Entrance lobby, spacious sitting room, excellent kitchen/diner, inner lobby and downstairs cloakroom/WC, 4 first floor bedroom and modern family bathroom. There is uPVC double glazing, gas heating to radiators, integral garage, parking for 3-4 cars and an attractive landscaped rear garden.

Enclosed Entrance Porch - 1.75m x 1.27m (5'9" x 4'2") Main entrance door with double glazed obscure side panel. uPVC obscure double glazed side window. Amtico flooring. Radiator. Inner door to:

Sitting Room - 4.65m x 3.84m (15'3" x 12'7" including chimney breast > 11'10") uPVC double glazed bow window to front. Radiator with decorative cover. Amtico flooring. Fireplace with inset gas fire. Multi-pane double doors to Kitchen/Diner. Door to Inner Lobby.

Inner Lobby Staircase to first floor. Door to:

Cloakroom Modern white suite comprising WC and wash basin with cupboard under. uPVC double glazed obscure window. Radiator. Amtico flooring.

Kitchen / Diner - 6.58m x 2.92m (21'7" x 9'7") uPVC double glazed window French doors to rear garden from dining area. Excellent range of fitted wall, base and drawer units including breakfast bar peninsular. Concealed lighting over 'Corian' work surfaces incorporating sink unit. Integrated 'Neff' dishwasher. Recess for range cooker with fitted extractor canopy above. Inset ceiling lights. uPVC double glazed window and stable door to rear garden. 'Amtico' flooring. Radiator with decorative cover.

Spacious First Floor Landing uPVC double glazed obscure window to side. Access hatch to part-boarded loft with light connected. Door to built-in linen cupboard.





Bedroom One - 3.53m x 3.4m (11'7" + depth of wardrobes x 11'2") uPVC double glazed window to front. Radiator. Sliding doors to recessed double wardrobes with fitted hanging rails.

Bedroom Two - 3.1m x 2.62m (10'2" x 8'7") uPVC double glazed window to front. Radiator.

Bedroom Three - 3.35m x 2.59m (11'0" x 8'6" + door recess) uPVC double glazed window to rear. Radiator.

Bedroom Four - 2.44m x 2.16m (8'0" + wardrobes x 7'1") uPVC double glazed window to rear. Radiator. Sliding doors to built-in wardrobe/storage cupboard.

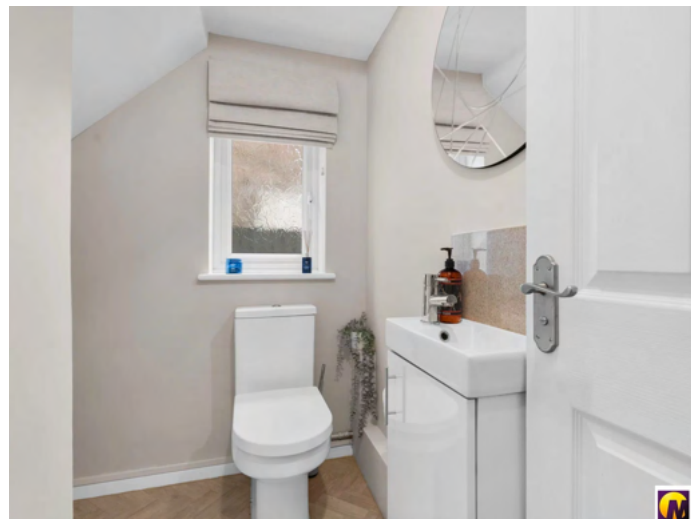
Family Bathroom - 2.36m x 1.63m (7'9" x 5'4") Modern white suite comprising bath with retractable shower attachment, WC and wash basin with cupboard under. Glazed shower cubicle. uPVC double glazed obscure window. Chrome heated towel rail. Insert ceiling lights.

Garage - 5.26m x 2.57m (17'3" x 8'5") Up and over door. Power and light connected. Space for fridge/freezer, washing machine and tumble dryer. 'Butler' sink. Wall-mounted 'Vaillant' gas fired boiler.

Front Driveway/Garden Brick paved driveway with hard standing for several vehicles. Raised lawn area. Outside light. Side access gate and sideway with personal access door to Garage and outside water tap.

Attractive Rear Garden - 12.8m x 10.06m (42'0" x 33'0") Full width paved patio area leading to lawn with shaped flower and shrub borders and central curved pathway leading to further patio area to rear. Enclosed by paneled fencing. Side area with space for timber garden store.

Agent Notes All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



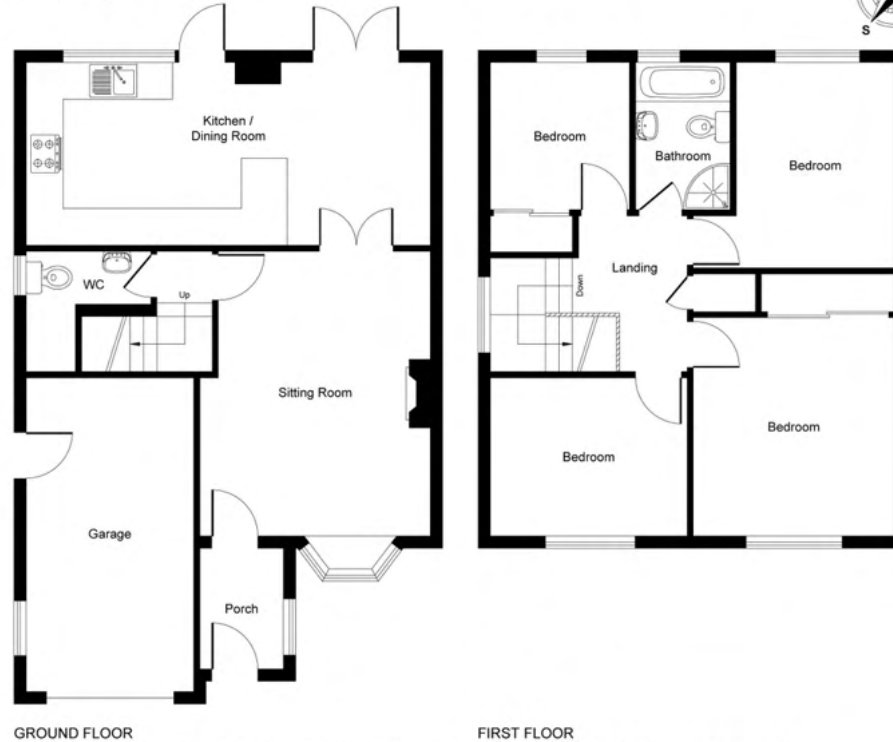




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Perowne Way

Approximate Gross Internal Area
Main House = 1052 sq. ft / 97.71 sq. m
Garage = 150 sq. ft / 13.97 sq. m



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 omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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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