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12 Bishop Way, Buntingford, SG9 9SL

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Asking Price £700,000

- Elevated position within the highly sought-after Redrow Maples development
- Presented and upgraded to a high standard throughout
- Contemporary open-plan kitchen / diner / family room opening onto the garden
- Bedroom four currently used as a dedicated dressing room
- Purpose-built garden cabin ideal for a home office, gym, or workshop
- Popular “Shaftesbury” four-bedroom detached home
- Spacious 21ft lounge ideal for family living and entertaining
- Four generous bedrooms, including master with ensuite
- Beautifully landscaped, immaculate rear garden with a private, non-overlooked aspect
- Garage with driveway parking for up to two vehicles

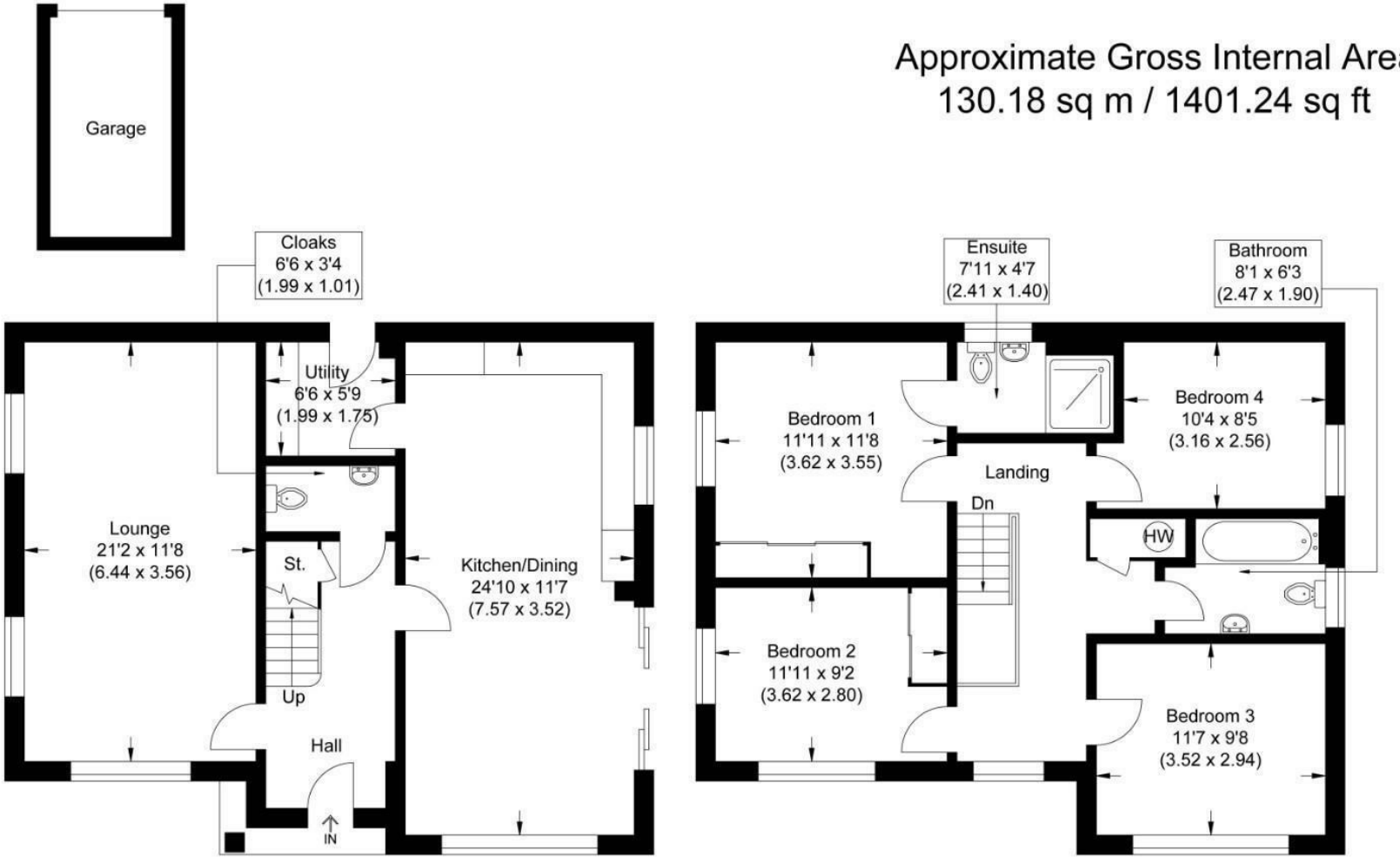
Occupying an elevated position within the highly sought-after Redrow Maples development, this impressive “Shaftesbury” four-bedroom detached home is presented to an exceptional standard throughout. The property has been thoughtfully enhanced by the current owners and offers stylish, well-proportioned accommodation ideal for modern family living.

The beautifully landscaped rear garden is immaculate, enjoys a private, non-overlooked aspect, and provides an ideal space for both relaxation and entertaining. Internally, the home boasts four generous bedrooms, including a master suite with ensuite shower room, with bedroom four currently utilised as a dedicated dressing room.

The accommodation further comprises a spacious 21ft lounge and a superb open-plan kitchen/diner/family room, which opens directly onto the rear garden. A purpose-built cabin offers versatile additional space, perfect for a home office, gym, or workshop.

Additional benefits include a garage and driveway parking for up to two vehicles.

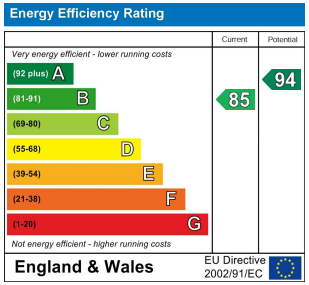
Approximate Gross Internal Area
130.18 sq m / 1401.24 sq ft

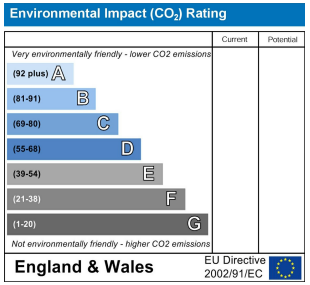


Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





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.

FRONT
Landscape hedged front garden with path leading to:

ENTRANCE
Canopy porch. Timber and glazed front door with security lamp.

HALLWAY
Amtico flooring. Radiator. Stairs to first floor. Understairs cupboard. Doors to:

SITTING ROOM
21'2" x 11'8"
Sunny dual facing sitting room with windows to the front and side of the property. Two radiators.

CLOAKROOM
6'6" x 3'4"
Amtico flooring. Floating wash hand basin. Low level flush w/c. Radiator. Partially tiled walls. Inset ceiling lights. Extractor fan.

KITCHEN DINER FAMILY ROOM
24'10" x 11'7"
Windows to front aspect and garden aspect. Sliding patio doors with integral blinds leading to landscaped garden. Radiator. Inset ceiling lights. Kitchen is complete with eye and base level units, Marengo countertops with integral sink and recessed drainer. Instant hot water tap and water filter connected. Matching acrylic splashbacks. Integrated fridge/freezer, dishwaher, double oven and four ring gas hob with extractor over. Door leading to:

UTILITY
6'6" x 5'9"
Amtico flooring. Eye and base level units to match the kitchen. Inset stainless steel sink with mixer tap over. Space for a washing machine and a tumble dryer. Houses boiler. Inset ceiling lights. Privacy door leading to the driveway.

FIRST FLOOR

LANDING
Galleried landing with window to front aspect. Access to non-boarded loft. Airing cupboard.

MASTER BEDROOM
11'11" x 11'8"
Window to side aspect. Double fitted wardrobes. Radiator. Door to:

EN-SUITE SHOWER ROOM
7'11" x 4'7"
Fully tiled en-suite comprising of floating wash hand basin, low level flush w/c double length shower cubicle and chrome ladder style radiator. Inset ceiling lights. Extractor fan. Obscure window to rear aspect.

BEDROOM TWO
11'11" x 9'2"
Windows to front and side aspect. Radiator.

BEDROOM THREE
11'7" x 9'8"
Window to front aspect. Radiator.

BEDROOM FOUR
10'4" x 8'5"
Currently used as a dressing room. Wall to wall fitted wardrobes. Radiator. Window to garden aspect.

FAMILY BATHROOM
8'1" x 6'3"
Fully tiled bathroom comprising of panel bath with shower over, vanity wash hand basin, low level flush w/d and chrome ladder style radiator. Inset ceiling lights. Extractor fan. Window to garden aspect.

OUTSIDE

GARDEN (East Facing)
Wall and fenced secure east facing landscaped garden with raised railway sleeper beds, artificial lawn and resin bound gravel. Side gate access to driveway and garage. Outside tap. Exterior lighting. Timber bin store. Access to outbuilding.

DETACHED GARAGE & DRIVEWAY
Detached single garage with eaves storage, electric garage door and E.V. charger. Sensor light to front of garage. Driveway for up to two vehicles.

CABIN
Timber outbuilding with composite cladded front. uPvc door and window to garden aspect. Fitted with a range of eye and base level units with countertop. Eaves storage. Power. Outside lights.

AGENTS NOTE
* Service charge £349.90 annually 2024/2025
* Loft: Not boarded, no light, no ladder
* OFFERED CHAIN FREE
* Freehold
* Council tax band: F




Home






Home is where love, laughter, memories are created,
friends & family always welcome & good times shared

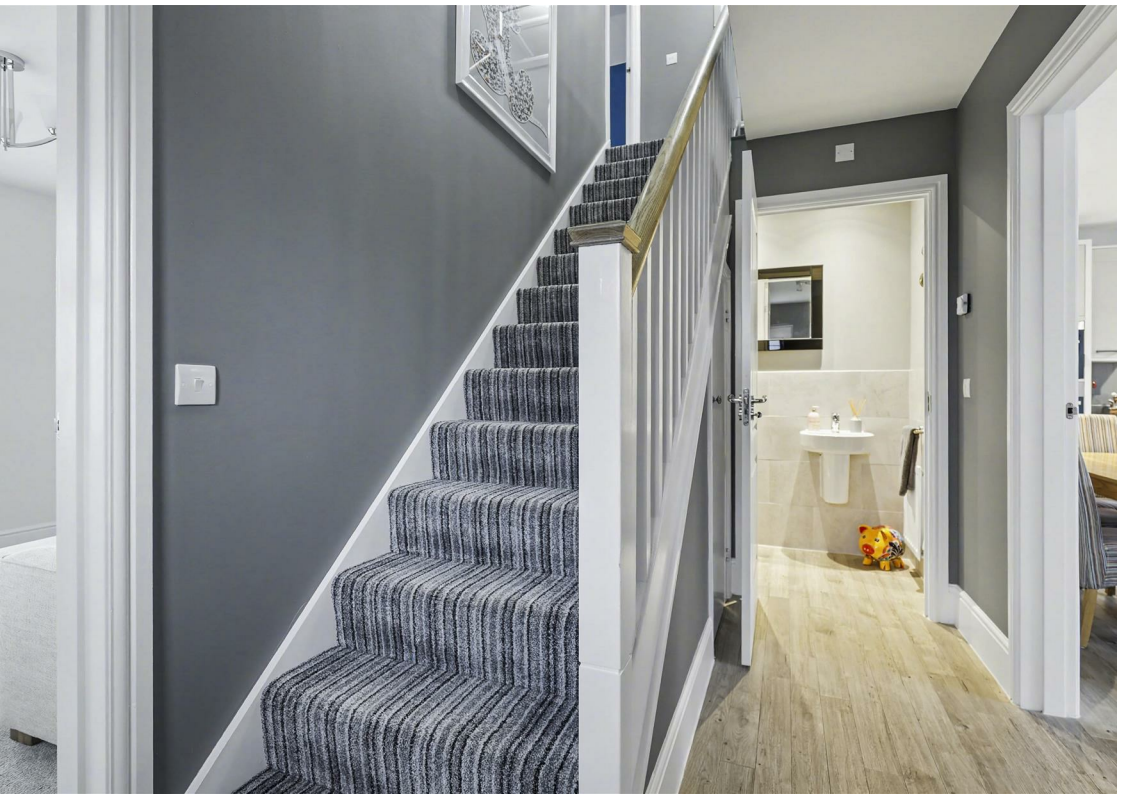

LOVE EACH OTHER




LAUNDRY ROOM
LIFE


LIFE
IT'S ABOUT
LEARNING TO
DANCE
IN THE RAIN






Rules For
A BETTER LIFE














SOAR





