



30 Clements Close, Puckeridge, Herts SG11 1DE

Price: £435,000 Freehold

A great opportunity to acquire this beautifully presented modern family home, set within a popular village development, close to local amenities and open countryside. The accommodation briefly comprises: Reception hall, guest cloakroom, living/dining room with direct access to the rear garden, fitted kitchen, principal bedroom with en-suite shower room, two further bedrooms, and a family bathroom. The property also benefits from Upvc double glazing, gas central heating, two allocated parking spaces and an enclosed rear garden.

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

Tenure: Freehold

Accommodation

Front door opening to:

Reception Hall

Stairs rising to first floor. Bespoke built-in 'touch and close' under stairs storage drawers plus deep full height cupboard. Radiator in cover. Wood laminate flooring.

Guest Cloakroom/W.C

White suite: Pedestal wash hand basin. Low flush w.c. Radiator. Frosted double glazed window.

Kitchen - 2.94m x 2.62m (9'7" x 8'7")

Well fitted with a modern range of wall and base cabinets in a cream hue, with contrasting granite worksurfaces over and matching up-stands. Inset one and a half bowl stainless steel sink and drainer. Integrated appliances include: tall fridge/freezer, dishwasher and washing machine. Built-in electric oven/grill with five ring gas hob above. Brushed steel splash-back and matching illuminated extractor canopy over. Concealed, wall mounted 'Glow Worm' gas fired boiler. Tiled floor. Double glazed window to front.

Living/Dining Room - 8.32m x 3.27m (27'3" x 10'8")

Light and bright room with twin double glazed windows and door with full height glazed sidelight opening to the rear garden. Two radiators. Wood laminate flooring.

First Floor

Landing with double glazed window to front. Door to airing cupboard. Loft access hatch. Loft is insulated, boarded with light connected and a pull-down ladder.

Principal Bedroom - 3.35m x 3.28m (10'11" x 10'9")

(Measured into wardrobe cupboards) Double glazed window to rear. Radiator. Comprehensive range of built-in bedroom furniture to include wardrobes, drawer and cupboard units. Door to:

En-Suite Shower Room

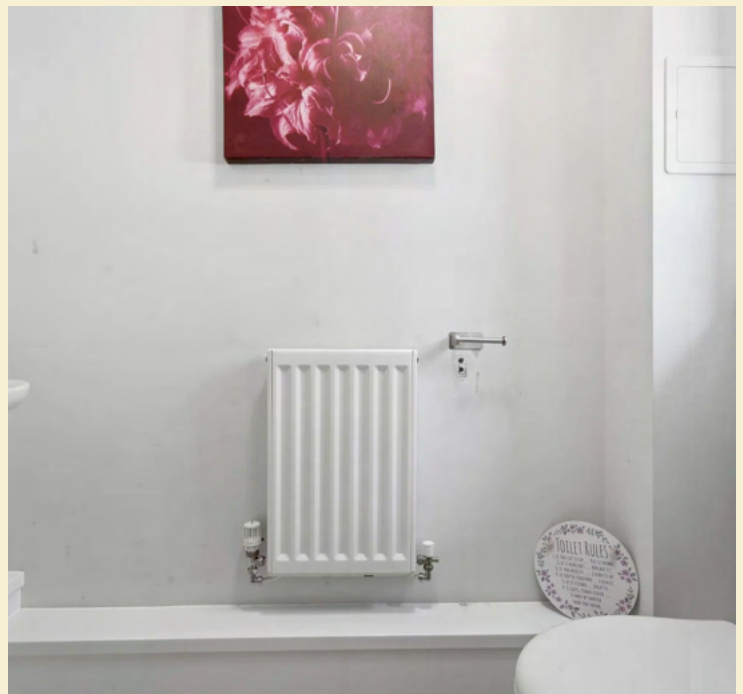
White suite: Large step-in shower cubicle with glazed screen. Pedestal wash hand basin. Low flush w.c. Chrome heated towel rail. Complementary tiling to walls and floor. Frosted double glazed window.

Bedroom Two - 3.19m x 2.97m (10'5" x 9'8")

Window to rear. Radiator. Door to family bathroom.

Bedroom Three - 3.22m x 1.95m (10'6" x 6'3")

Double glazed window to rear. Radiator.



Family Bathroom

Modern white suite: Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low flush w.c. Fully tiled walls and floor in complementary ceramics. Chrome heated towel rail. Frosted double glazed window. Lockable door leading to bedroom two as well as access from the main landing.

Exterior

To the front, there is a small front garden retained by dwarf hedging.

Rear Garden

Fully enclosed by close board fencing, there is a paved patio to the immediate rear of the house. The remainder is laid to lawn, with gravel area and decking. Timber garden shed to remain. Rear access gate.

Parking

Two allocated parking spaces, one to the front of the house, the other just around the corner. There are also several visitors parking spaces denoted by a 'V'.

Agents Note

There is an annual development maintenance charge of circa £540.46 per annum.

Mains services are connected: mains water, drainage, electric, gas fired central heating.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







