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1 Hummerston Close, Buntingford, SG9 9SX

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Price £590,000

Situated in the popular Hummerston Close, this beautifully presented four-bedroom semi-detached home offers an impressive combination of contemporary living, generous accommodation and attractive countryside views. Extending to approximately 1,583 sq ft, the property has been thoughtfully designed to provide a comfortable and versatile home, ideally suited to modern family life.

Upon entering, you are welcomed into a bright and inviting interior, with a spacious dual-aspect reception room providing an excellent setting for both relaxing and entertaining. The generous natural light and considered layout create a warm and welcoming atmosphere, while the modern integrated kitchen and dining area offers a stylish and practical space for everyday cooking and family gatherings.

The first floor provides two well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite. The second floor provides an additional two double bedrooms, offering flexibility for family members, guests or home working, while the family bathroom and additional cloakrooms provide convenience for busy households.

Outside, the property continues to impress with a secluded, landscaped garden, offering a private space for outdoor dining, entertaining or simply enjoying the peaceful surroundings. The attractive countryside views further enhance the setting, providing a sense of openness and tranquillity. A hardstanding, with utilities already in place.

The detached garage and parking for two vehicles adds valuable storage and parking versatility, complementing the property's well-planned accommodation. With its appealing combination of modern presentation, generous living space, private outdoor areas and countryside outlook, this is an excellent opportunity for buyers seeking a well-appointed family home in the desirable town of Buntingford.

- 4 double bedrooms
- Ensuite shower room to master bedroom
- Detached garage to the rear of the property
- Driveway for two vehicles at the rear
- High specification throughout
- Fitted kitchen appliances
- Views overlooking the countryside
- Landscaped garden
- Engineered wood flooring to ground floor
- Base ready for a summer house to the side of the property

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Ground Floor

Floor 1

Floor 2

Ground Floor

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, IW Estates 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.

Entrance
Canopy porch.

Entrance Hall
3'6" x 13'6"
Wood effect flooring. Storage cupboard. Turning stairs to first floor. Doors leading to:

Cloakroom
3'3" x 5'0"
Vanity wash hand basin. Low level flush w/c with hidden cistern.

Living Room
10'3" x 17'4"
Dual aspect with window to front aspect and sliding patio doors to garden.

Kitchen Dining Room
10'8" x 17'4"
Eye and base level units with fully integrated appliances and Silestone countertop over. Dual aspect with windows to front and rear aspect. Door leading to garden.

First Floor Landing
7'5" x 7'2"

Bedroom One
10'8" x 17'3"
Dual facing with windows to front and rear aspect. Fitted mirrored wardrobes. Door to:

Ensuite Shower Room
7'4" x 6'10"
Walk in double length shower with hand held and drench heads. Vanity unit wash hand basin and low level flush w/c with hidden cistern. Touch LED mirror. Obscure window to front aspect. Fully tiled.

Bedroom Two
9'11" x 9'8"
Window to front aspect.

Family Bathroom
6'8" x 7'4"
Comprising of panel bath with shower over and glazed screen. Low level flush w/c with hidden cistern. Vanity wash hand basin. LED touch mirror. Fully tiled,

Second Floor Landing
Large storage cupboard.

Bedroom Three
10'8" x 14'2"
Dual aspect windows to front and rear. Fitted wardrobes.

Bedroom Four
8'9" x 14'2"
Dual aspect windows to front and rear. Fitted wardrobes.

Cloakroom
4'11" x 4'11"
Low level flush w/c. Vanity wash hand basin. Mirror.

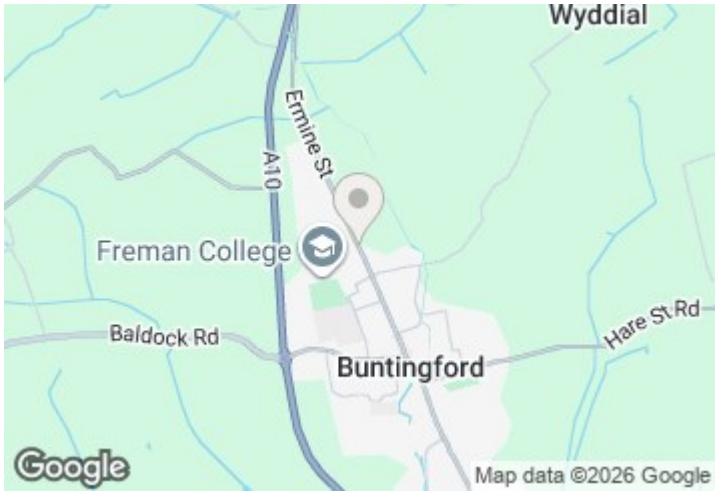
Outside

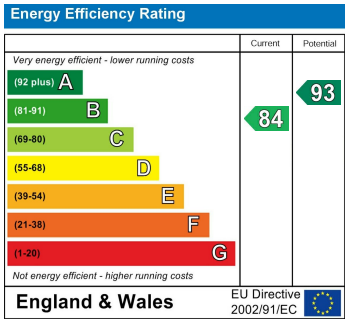
Front Garden
Mostly laid to lawn with path leading to the entrance. Path leading to side entrance.

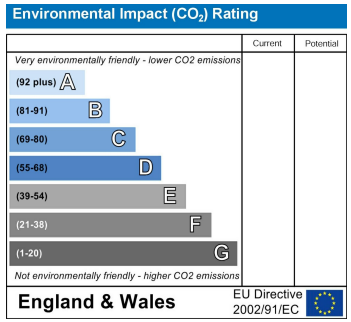
Garden
Rear garden wraps around to the side of the property and is mostly west and south facing. A good size patio immediately from the house wrapping around to the side where there is a further gate. Raised lawn area and a path leading to the shed, garage and gate to the driveway. LED lighting with switch operation from inside the house, outside tap and power. The current owners have laid a base for a large summer house to be built to the side of the house - ready for waste, water and electricity. Shed.

Garage and Driveway
10'9" x 22'3" (garage)
Block paved driveway for two vehicles. Privacy door to the garage from the garden. Garage has power and boarded loft space with pull down ladder

Agents Notes
Service charge £190.18 every six months.
Boiler on second floor - serviced 2024







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begins.....

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BUT TOGETHER WE HAVE it all

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