



Elliot Heath
ESTATE AGENTS

4 Nut Slip, Buntingford
Guide Price £750,000

4 Nut Slip

Buntingford

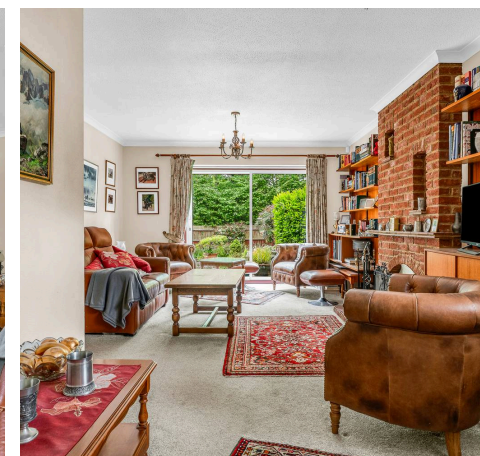
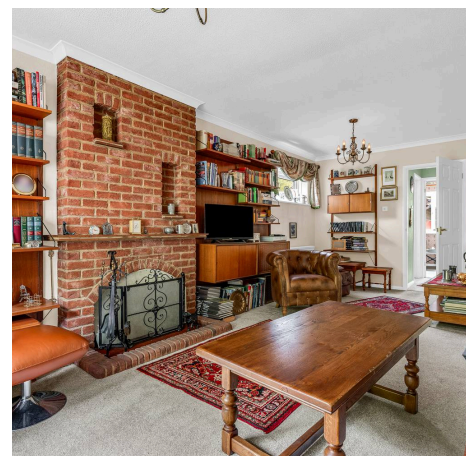
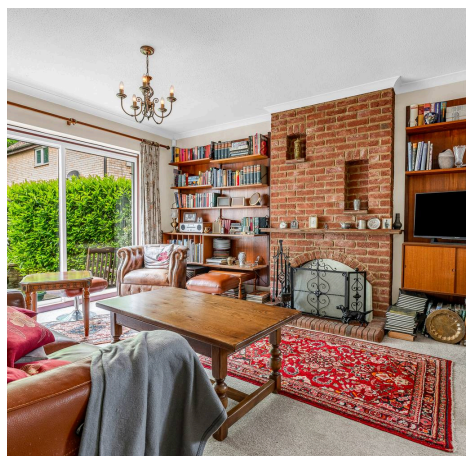
Rarely available four-bedroom detached family home in a quiet cul-de-sac, offered chain free with landscaped gardens, detached double garage and spacious accommodation in sought-after Buntingford.

Council Tax band: F

Tenure: Freehold

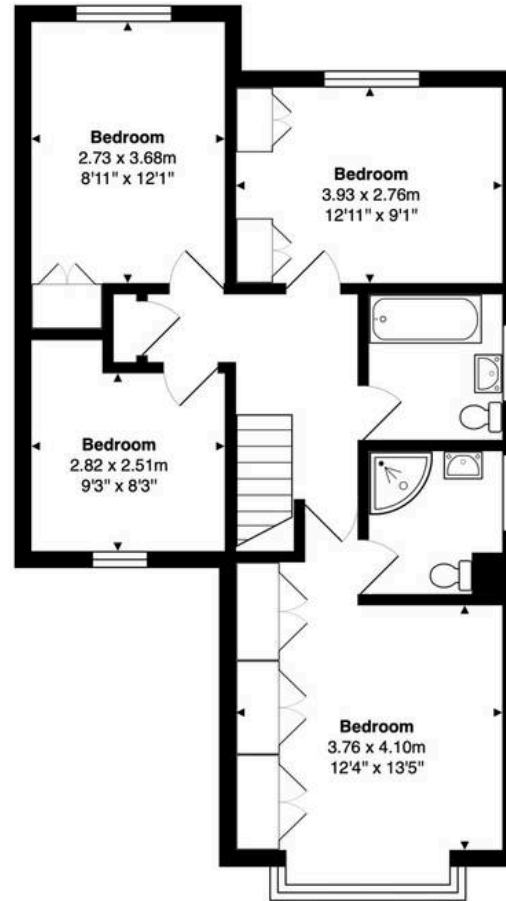
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

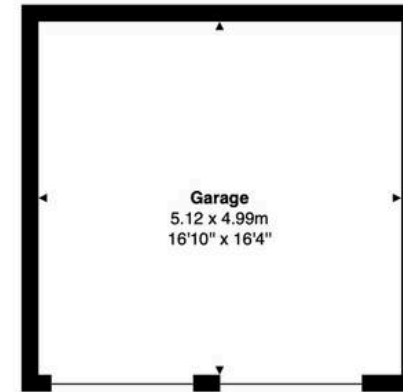




Ground Floor
Area: 71.0 m² ... 765 ft²



First Floor
Area: 63.0 m² ... 678 ft²



Outbuilding
Area: 25.5 m² ... 275 ft²

Total Area: 159.6 m² ... 1718 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With stairs rising to first floor landing, radiator, doors to:

Study

12' 4" x 8' 0" (3.76m x 2.45m)

With double glazed window to front aspect, radiator.

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising wash hand basin, low flush wc, tiled splash back areas, radiator.

Living Room

12' 8" x 21' 5" (3.87m x 6.54m)

Dual aspect with double glazed window to side aspect and double glazed sliding doors opening onto the rear garden, understairs storage cupboard, attractive red brick fireplace, two radiators, open to:

Dining Room

8' 11" x 13' 3" (2.73m x 4.03m)

With double glazed window to front aspect, radiator, wood effect flooring, door to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, open to:

Conservatory

8' 5" x 10' 8" (2.56m x 3.26m)

Of brick and double glazed construction with double doors opening onto the rear garden, radiator.

First Floor Landing

With built in storage cupboard, loft access, radiator, doors to:



Bedroom One

12' 4" x 13' 5" (3.76m x 4.10m)

With double glazed window to front aspect, radiator, fitted with a range of bedroom furniture, door to:

En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, radiator.

Bedroom Two

12' 11" x 9' 1" (3.93m x 2.76m)

With double glazed window to rear aspect, radiator, fitted with a range of bedroom furniture.

Bedroom Three

8' 11" x 12' 1" (2.73m x 3.68m)

With double glazed window to rear aspect, radiator, built in wardrobe cupboard.

Bedroom Four

9' 3" x 8' 3" (2.82m x 2.51m)

Currently used as a utility room. With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled walls, radiator.





FRONT GARDEN

Attractively planted front garden with gated access to the rear garden.

REAR GARDEN

The mature landscaped rear garden backs onto woodland and features paved seating areas, large heavily stocked beds and an ornamental pond.

DRIVEWAY

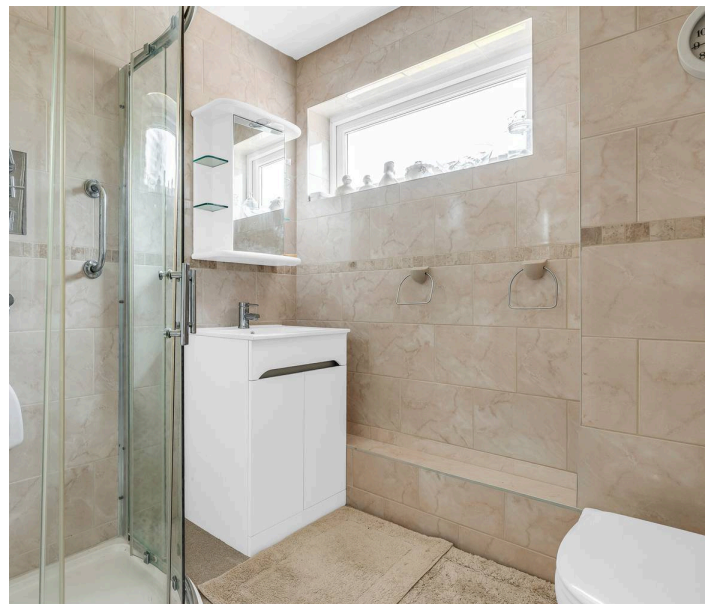
2 Parking Spaces

Driveway to the front providing off street parking and access to the large detached double garage.

DOUBLE GARAGE

2 Parking Spaces

Detached double garage measuring approximately 5.12 x 4.99 (16'10 x 16'4) with up and over door to front aspect.









Elliot Heath Estate Agents

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