



43 Vicarage Road | Buntingford | SG9 9BB

Asking Price £550,000

Exceptional four/five bedroom semi-detached house, to include a purpose-built annexe, situated in a quiet cul-de-sac and backing onto open rolling countryside. This spacious family home offers very flexible, multi-generational living. Many of the rooms can serve as bedrooms or reception rooms. There is a modern re-fitted bathroom on each floor. Benefits include a fitted cooking range, uPVC double glazing, gas fired central heating and landscaped gardens.

A sizeable porch provides additional storage space. Externally there is a driveway for up to four vehicles, integral garage, small front garden, side garden and landscaped rear garden. AN EARLY VIEWING IS HIGHLY RECOMMENDED !



CHRIS DELLAR
PROPERTIES

Your estate agent

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Porch

uPVC double glazed front door. uPVC double glazed window to side. Radiator. Wood laminate floor covering. Door to:

Lounge

21'10 x 8'0 (6.65m x 2.44m)

uPVC double glazed window to front. Radiator. Wood laminate floor covering. Opening to:

Dining Room

8'0 x 8'0 (2.44m x 2.44m)

uPVC double glazed French doors & side panels to rear garden. Radiator. Door to inner hallway (forming part of annexe).

Kitchen/Breakfast Room

15'8 x 11'2 (4.78m x 3.40m)

uPVC double glazed window to rear with views over garden and fields beyond. Double glazed French doors and side panels to rear garden. Range of light oak wall & base units incorporating roll top work surfaces with inset one & a half bowl sink unit and mixer tap. Tiling to splashbacks. Integrated cooking range with five gas fired burners and two electric ovens. Space for under-counter fridge. integrated dishwasher. Staircase to first floor landing.

ANNEXE

Inner Hallway

Doors to bedrooms four, five and downstairs bathroom.

Bedroom Four

14'9 x 13'9 (4.50m x 4.19m)

Dual aspect with two uPVC double glazed windows to side and double glazed French doors and side panels to rear garden. Radiator. Access to partially boarded loft space via pull down ladder. Satellite TV point.

Bedroom Five

10'0 x 8'6 (3.05m x 2.59m)

uPVC double glazed window to front. Radiator. Vinyl floor covering.

Bathroom

8'2 x 6'11 (2.49m x 2.11m)

uPVC double glazed window to side with obscured glass. Vanity unit with inset wash hand basin, bidet and low flush WC. Separate shower cubicle. Ladder style radiator. Tiling to walls. Extractor fan. Wall mounted mirror with lighting and electric shaver point.

First Floor Landing

Built in cupboard. Loft access. Panelled doors to bedrooms and bathroom.

Bedroom One

13'9 x 12'2 (4.19m x 3.71m)

Dual aspect uPVC double glazed windows Radiator. Open fronted walk-in cupboard.

Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)

uPVC double glazed window to rear. Radiator.

Bedroom Three

10'2 x 9'10 (3.10m x 3.00m)

uPVC double glazed window to front. Radiator.

Re-fitted Family Bathroom

7'7 x 5'7 (2.31m x 1.70m)

uPVC double glazed window to side with obscured glass. Panel enclosed bath with mixer tap & shower attachment, wall mounted wash hand basin, and low flush WC. Ladder style radiator. Tiling to walls. Extractor fan. Vinyl floor covering.

EXTERIOR

Driveway

Block paved providing parking for four vehicle and access to front & side garden. Leads to:

Integral Garage

16'1 x 9'2 (4.90m x 2.79m)

Up & over door. Wall mounted Worcester boiler, mega flow cylinder and header flow tank. Light & power.

Front Garden

Small shingled area with inset shrubs. Block paved pathway to double gates to:

Side Garden

Pathway continues. Timber storage shed. Opening to:

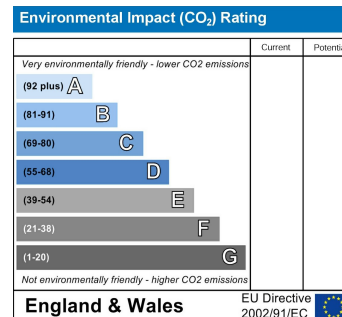
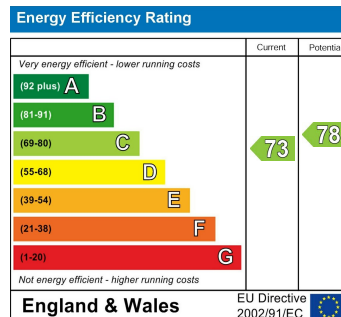
Landscaped Rear Garden

Patio, with pergola over steps to mature raised lawn. Number of raised beds and greenhouse.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate



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