

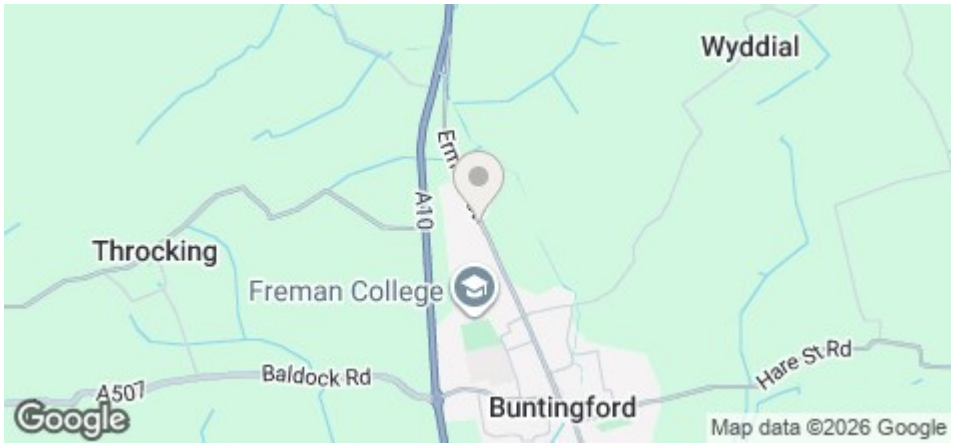
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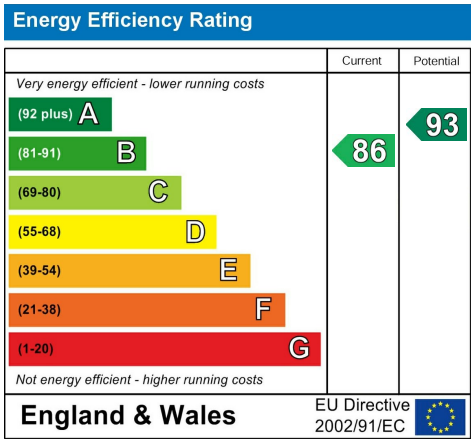
3 Clayton Drive, Buntingford, SG9 9RX

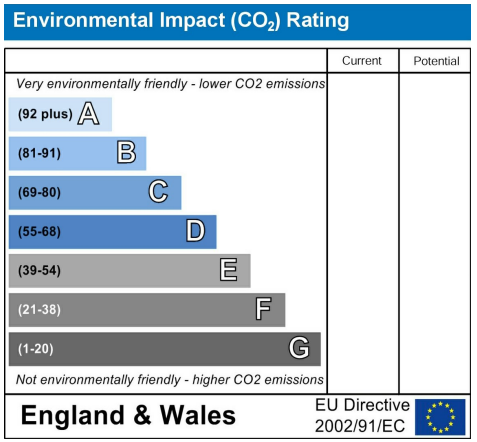
3 Clayton Drive, Buntingford, SG9 9RX

Price £910,000

- Former 'Redrow' show home
- Three bathrooms
- Utility
- Underfloor heating and Porcelanosa wood effect tiles throughout most of the ground floor
- Double garage with office to rear
- Five double bedrooms
- Open plan kitchen / dining / family room
- Seperate sitting room
- Master bedroom with dressing area and en-suite
- Landscaped garden







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This impressive former show home exudes style and sophistication, offering spacious, high-specification living throughout. Set in an elevated position, the property boasts incredible panoramic views from the front, creating a breath-taking first impression the moment you arrive.

The detached home features five generously proportioned bedrooms, including a luxurious master suite complete with en-suite bathroom and dressing area. In total, there are three well-appointed bathrooms, each finished to a high standard with modern fittings and thoughtful design.

At the heart of the home is a bright, open-plan kitchen, dining/family area with integrated appliances, ideal for entertaining and family living. The separate reception room provides flexibility for a home office, playroom, or formal lounge.

Externally, the home benefits from a large, detached double garage, which includes a dedicated office area, perfect for remote work or hobbies. The landscaped rear garden is beautifully maintained, offering a mix of patio, lawn, and mature planting—ideal for relaxing, socialising, or play.

This is a rare opportunity to own a well-designed and beautifully presented home in a prestigious location, combining functional family living with show home quality and sweeping scenic views.

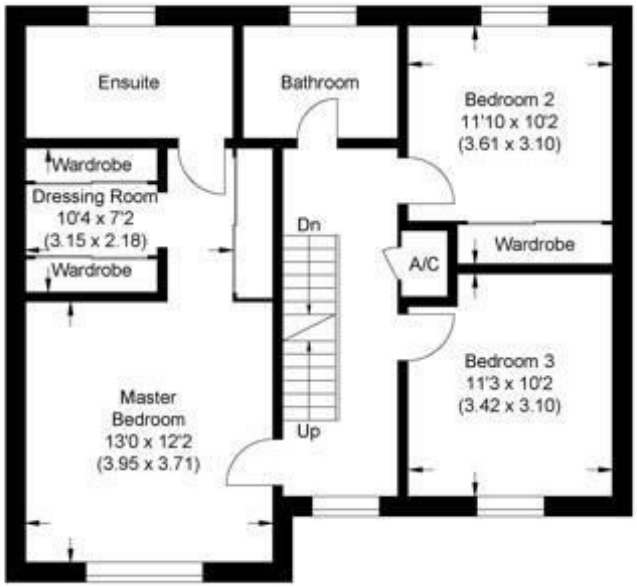
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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, I W Estates would be pleased to provide free, no obligation sales and marketing advice.

Approximate Gross Internal Area
179.50 sq m / 1932.12 sq ft
(Excludes Garage)

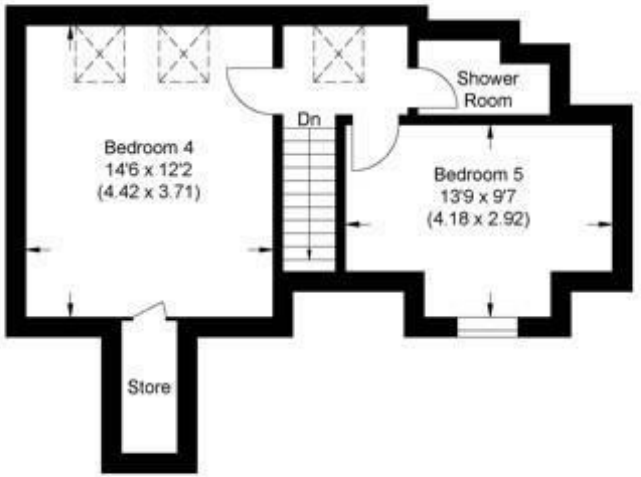




Ground Floor



First Floor



Second Floor

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

Entrance
Canopy porch. Security lamp.

Entrance Hall
Composite and glazed front door. Obscure window to side. Stairs to first floor. Doors to:

Sitting Room
Window to front aspect.

Kitchen / DIning / Family Room
Kitchen: Shaker style kitchen with Quartz countertops. Two inset sinks with drainer. Integrated 6-ring gas hob with stainless steel splash back and extractor hood. Two integrated fridge/freezers, integrated oven, integrated microwave, integrated dishwasher. Window to front aspect. Large storage cupboard.

Dining / Family Area: Window and bi-fold doors to garden. Door to:

Utility Room
Shaker style units with Quartz countertop. Inset sink. Space for washing machine and a tumble dryer. Houses boiler. Door to garden. Door to:

W/C
Low level flush w/c. Floating wash hand basin. Obscure window to side aspect. Consumer board.

First Floor

Galleried Landing
Cupboard housing hot water cylinder. Stairs to second floor. Doors to:

Bedroom One
Window to front aspect. Radiator.

Dressing Area
Three banks of mirror fronted wardrobes. Radiator.

En-Suite
Large walk-in shower. Heated towel rail. Low level flush w/c. Two vanity wash hand basins. Fully tiled. Obscure window to rear aspect.

Bedroom Two
Wall to wall built in wardrobes. Radiator. Window to rear aspect.

Bedroom Three
Wall to wall built in wardrobes. Radiator. Window to front aspect.

Bathroom
Comprising of a panel bath with shower over and glazed shower door. Low level flush w/c. Vanity wash hand basin. Fully tiled. Heated towel rail. Obscure window to rear aspect.

Second Floor

Landing
Velux window to rear aspect. Radiator. Doors to:

Bedroom Four
Two Velux windows to rear aspect. Radiator. Eaves storage.

Bedroom Five
Window to front aspect. Radiator.

Shower Room
Floating wash hand basin. Low level flush w/c. Shower cubicle. Heated towel rail. Fully tiled.

Outside

Front Garden
Laid to lawn with mature shrubs. Path leading to front. Gated access to the side of the house and to the side of the garage.

Double Garage
Inner lobby leads you to garage, office and store. Up and over door.

Office
The office has a glass wall within the garage and is fitted with units with counter-top over. Access to small loft. Entrance via the garage or the privacy door from the garden.

Rear

Garden
An expansive patio provides the perfect space for outdoor entertaining, with elegant steps leading up to a low-maintenance artificial lawn, beautifully framed by mature shrubs for added greenery. Outside lights. Access to garage. Gated side access.

Agents Note
Annual service charge: Total for the 2025 year (from July 1st and paid by the vendor for this year) £227.73
Freehold
Council Tax Band G - £4,092.65 p.a. approx. (Subject to change)
















TO DO LIST


HOME








LOVE




BATHROOM








Sustainable Sourcing
Our short supply chain reduces our environmental footprint & means our ingredients arrive faster and fresher to your door.
xerox
hp
Desktop

