



**Oliver
Minton**
Village & Rural Homes

14 The Moat, Puckeridge, Herts SG11 1SJ

- Guide Price £625,000 Freehold



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Sales & Le

Oliver Minton Village & Rural Homes are delighted to offer this superb, individual detached family home offering well presented and versatile accommodation, ideal for family life or multi-generational living. Situated in a quiet no-through road, the property enjoys generous, mature wraparound gardens adjoining onto open countryside, while remaining within easy reach of all village amenities. The spacious layout offers an enclosed entrance porch, traditional hallway, guest cloakroom/w.c, a through lounge with wood burning stove and direct access to the garden plus a superb, contemporary modern fitted kitchen/dining room. Upstairs, the flexible configuration provides well-proportioned bedrooms, including one that has been subdivided to create two separate rooms with an additional w.c., ideal for annexe-style living, with the option to revert to a single larger room if desired. The first floor bedroom accommodation is completed by a modern family bathroom. The property also benefits from ample driveway parking and an integral garage.

Enclosed Entrance Porch Main entrance door. Double glazed frosted window. Door to:

Reception Hall Stairs rising to first floor. Under stairs cupboard. Radiator. Wood laminate flooring. Door to:

Guest Cloakroom/W.C Modern white suite: Low flush w.c. Vanity wash hand basin with tiled splash-back. Chrome heated towel rail. High level double glazed frosted window.

Through Lounge - 7.27m x 3.67m (23'10" x 12'0") Light and bright dual aspect room with double glazed window to front and wide patio doors to the rear, opening onto the garden. Feature red brick fireplace with tiled hearth housing attractive 'Clearview' wood burning stove. Two radiators. Wood laminate flooring.

Kitchen/Dining Room - 5.15m x 2.93m (16'10" x 9'7") (narrowing to: 2.42m (7'11")) A superb space suited to both family dining and entertaining, offering ample room for a large dining table and chairs. The kitchen area is fitted with a modern range of 'Kuhlmann' soft-close wall, base and larder units, complemented by 'Silestone Quartz' work surfaces and tiled splashback areas. Further benefits include an integrated dishwasher, space for a range-style cooker with a contemporary illuminated extractor above, an inset sink with drainer and space for a tall fridge/freezer. Wood laminate flooring runs throughout. The room is filled with natural light from two double-glazed rear windows, with a door opening onto the garden and an additional door providing access to the garage.

First Floor Landing. Double doors to airing cupboard housing hot water cylinder and shower pump.

Bedroom One - 3.65m x 3.05m (11'11" x 10'0") Double glazed window to rear. Radiator.

Bedroom Two - 3.37m x 2.92m (11'0" x 9'6") Double glazed window to front. Radiator.

Bedroom Three - 3.29m x 2.44m (10'9" x 8'0") Open plan to a second area measuring 2.46m x 2.43m (8'0" x 7'11"), subtly divided by an archway, these two sections combine to create a versatile space suited for use as a dual-purpose bedroom and study. The bedroom area features a double-glazed dormer-style window to the front and a radiator. The adjoining section benefits from a 'Velux'-style roof window with fitted blind, a radiator, and built-in recessed cupboards and eaves storage.





Bedroom Four (potential annexe) - 2.65m x 2.43m (8'8" x 7'11") As previously noted, this space would make ideal annexe-style accommodation, comprising a bedroom, living area, and separate W.C. It can easily be reconfigured into a single larger room if preferred. The room benefits from a double-glazed window to the rear and a radiator.

Second area (potential annexe) - 2.44m x 2.38m (8'0" x 7'9") Double glazed window to side. Radiator. Door to:

W.C Low flush w.c. Corner wash hand basin with tiled splash-back and curved cupboard under. Chrome heated towel rail. Double glazed frosted window.

Bathroom Fitted with a contemporary modern white suite: Panel enclosed bath with over bath power shower and glazed screen. Vanity wash hand basin with countertop and storage below. Low flush w.c. with concealed cistern. Heated towel rail. Frosted double glazed window. Loft access hatch with pull down ladder. Loft is partially boarded with light connected.

Exterior Enjoying a wide corner plot, the brick paved driveway comfortably provides parking for three vehicles. Electric car charging point. Gated access to both sides of the house leading you through to the rear.

Garage - 5.29m x 2.47m (17'4" x 8'1") Up and over door. Power and light connected. Space and plumbing for washing machine. Wall mounted 'British Gas' gas fired boiler. Personal door opening into the house.

Garden The mature wrap-around gardens begin immediately to the rear, featuring twin brick-paved patio and seating areas. The remainder is predominantly laid to lawn and includes a greenhouse, which will remain. The garden extends to the side of the house, where a generous lawn, a mature apple tree, and well-stocked border planting create an excellent space for children or the green fingered. A useful brick-built shed provides excellent storage.

Services Main services connected: Water, drainage, electricity and mains gas. Gas fired boiler supplies domestic hot water and heating to radiators. (untested)

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





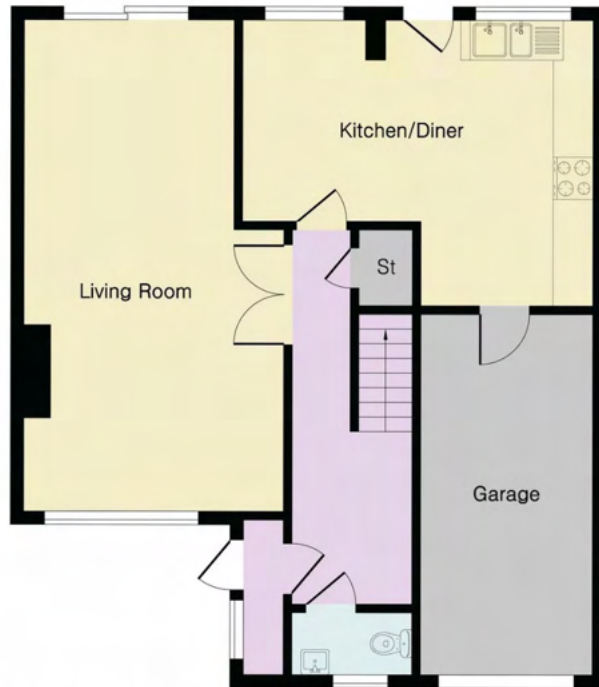


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**Approximate Gross Internal Area 1539 sq ft - 143 sq m
(Including Garage)**

Ground Floor Area 817 sq ft – 76 sq m

First Floor Area 722 sq ft – 67 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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