



87 High Street , Puckeridge. SG11 1RX

£475,000

A beautifully presented and larger-than-average extended three-bedroom modern home, ideally positioned on the historic High Street in Puckeridge. Within easy walking distance of local amenities and well-regarded schools, this impressive property offers double glazing and gas central heating throughout. The accommodation includes an enclosed porch, guest cloakroom/WC, a separate dining room, a contemporary open-plan fitted kitchen, living room, boasting a vaulted ceiling, wood-burning stove, and bi-folding doors that open onto a private rear garden. The garden enjoys a peaceful outlook, backing onto a small wooded area and allotments. Driveway parking and a secure gated carport, complete this well-appointed home.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

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Village & Rural Homes

Enclosed Entrance Porch : Front door. Radiator. Tiled floor. Door opening to:

Dining Room - 3.95m x 3.87m (12'11" x 12'8") Double glazed sash window to front. Stairs rising to first floor. Wood laminate flooring. Radiator. Door to:

Inner Hall : Vertical radiator. Laminate flooring. Door to:

Guest Cloakroom/W.C : Fitted with a white suite: Low flush w.c. Pedestal wash hand basin with tiled splash-back. Radiator.

Open Plan Kitchen - 3.83m x 2.68m (12'6" x 8'9")

Stylish design, fitted with a modern range of wall and base cabinets with wood block work surfaces over. Inset sink and drainer with mixer tap. Built-in high level oven/grill. Four ring ceramic hob with contemporary extractor over. Integrated appliances include: tall fridge freezer, washing machine and dishwasher. Matching breakfast bar to one wall comfortably seating four with ease for informal, casual dining. Laminate flooring throughout. Part open plan to:

Living Room - 4.38m x 2.53m (14'4" x 8'3") An excellent addition to the property that spans the rear of the house with wide bi-folding doors opening to the garden. Part vaulted ceiling with 'Velux' roof window. Attractive, cylindrical wood burning stove.

First Floor Landing : Radiator. Loft access hatch. Loft has a pull down ladder and light connected.

Bedroom One - 3.86m x 2.93m (12'7" x 9'7") Twin double glazed sash window to front. Radiator.

Bedroom Two - 5.13m x 2.4m (16'9" x 7'10") Dormer style sash window to front. Radiator.

Bedroom Three - 3.6m x 2.16m (11'9" x 7'1") Double glazed window to rear. Radiator. Two deep recessed cupboards, one of which houses the 'Viessmann' gas fired boiler.

Bathroom : Modern white suite: Panel enclosed bath with mixer and over bath shower, hand held attachment and glazed screen. Vanity wash hand basin set into counter top with storage below. Low flush w.c. with concealed cistern. Chrome heated towel rail. Wood laminate floor. Double glazed frosted window.

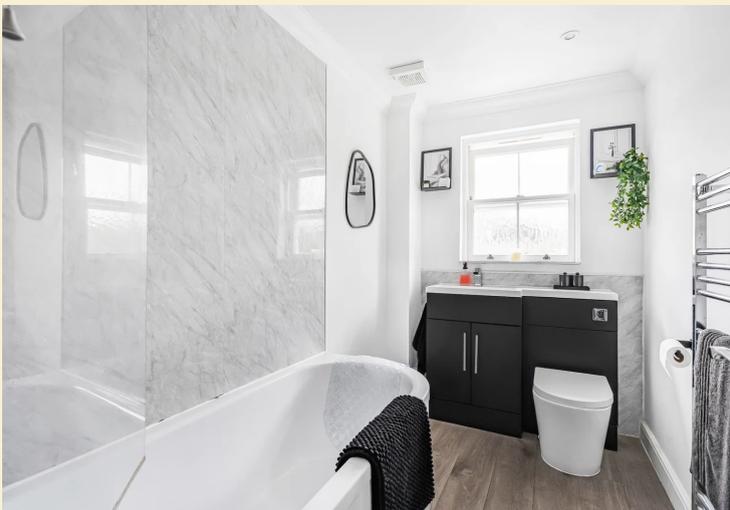
Exterior : The property benefits from driveway parking that leads on to the secure gated carport.

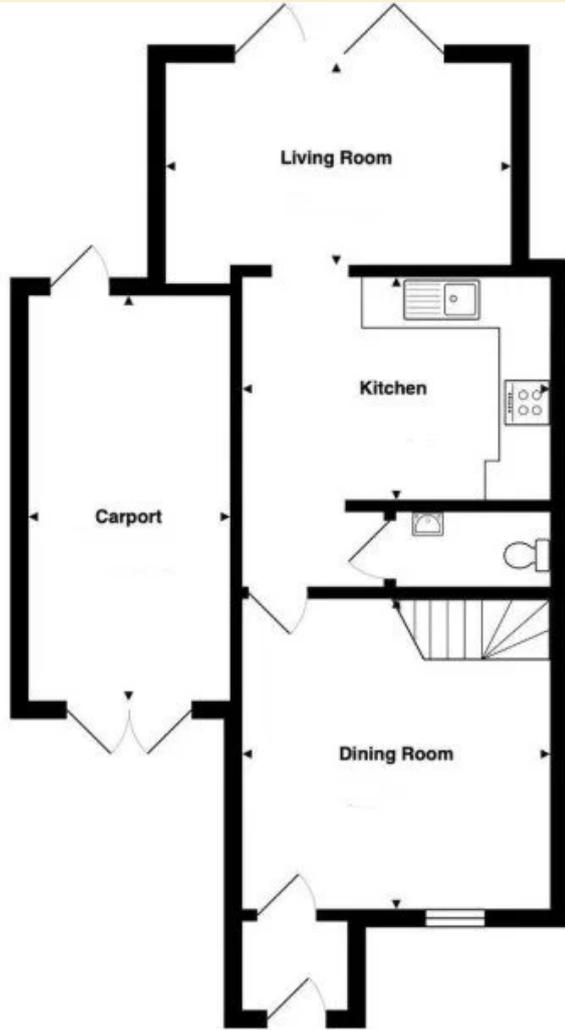
Carport - 5.69m x 2.47m (18'8" x 8'1") Secure double gates accessed from driveway. Power and light connected. Personal rear door opening to garden.

Garden : The private rear garden has been designed for ease of maintenance, commencing with a raised decked area and steps down to an artificial lawn. Natural planting to the far rear where the boundary overlooks a small wooded area that backs village allotments.

Services : Mains water and drainage, mains electricity. Heating and hot water served by a gas fired boiler. Broadband speeds can be checked at: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>







Ground Floor
Area: 62.4 m² ... 671 ft²



First Floor
Area: 47.5 m² ... 511 ft²

Total Area: 109.8 m² ... 1182 ft²

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 75 | |
| (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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