

21 Pegram Drive | Buntingford | SG9 9XB

Asking Price £425,000

Stunning two double bedroom semi-detached house situated in a quiet cul-de-sac on the recently completed Wheatley development. This excellent property has been further enhanced by the current owners who have lived in this home since new. The property benefits from a downstairs cloakroom/WC, en-suite shower room, fitted storage and gas fired central heating. The exterior offers a double width driveway to the front and 40ft (12.19 metre) rear garden with sizeable timber shed, light & power connected. Contact us to arrange an immediate viewing appointment.
OFFERED WITH NO UPPER CHAIN!







CHRIS DELLAR
PROPERTIES
Your estate agent

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Front Door
Composite front door with courtesy light to:

Reception Hall
Radiator. Wood laminate flooring. Stairs to first floor landing with cupboard beneath. Doors off.

Lounge/Diner
15'1 x 14'2 (4.60m x 4.32m)
uPVC double glazed window to rear with bespoke plantation shutters. Two radiators. Wood laminate flooring. uPVC double glazed French doors to rear garden.

Kitchen
10'5 x 7'10 (3.18m x 2.39m)
uPVC double glazed window to front. Range of wall & base units incorporating quartz work surfaces with matching uprights and one & a half bowl stainless steel single drainer sink unit with flexi mixer taps. Integrated fridge/freezer, washer/dryer & dishwasher. Built-in electric double oven with grill. Integrated four ring gas hob with stainless steel splashback and cooker hood extractor above. Radiator. Electric skirting heater. Cupboard containing Ideal gas fired boiler. Large porcelain floor tiles. inset downlights.

Downstairs Cloakroom/WC
5'10 x 2'11 (1.78m x 0.89m)
uPVC double glazed window to side with obscured glass. White wash hand basin and low flush WC. Radiator. Ceramic floor tiles. Extractor fan.

First Floor Landing
Airing cupboard containing heater. Radiator. Access via pull-down ladder to half boarded loft space with light. Doors to bedrooms and bathroom.

Bedroom One
11'3 x 10'2 (3.43m x 3.10m)
Two uPVC double glazed windows to rear. Radiator. Door to:

En-suite Shower Room
7'2 x 3'7 (2.18m x 1.09m)
uPVC double glazed window with obscured glass to side. Ladder style radiator. Suite comprising shower cubicle with rainfall head and hand held spray, vanity unit with inset wash hand basin and low flush WC with concealed cistern. Tiling to dado height. Ceramic floor tiles.

Bedroom Two
15'3 x 7'11 (4.65m x 2.41m)
Two uPVC double glazed windows to front. Radiator.

Family Bathroom
6'10 x 6'7 (2.08m x 2.01m)
White suite comprising panel enclosed bath with mixer taps and shower attachment, vanity unit with inset wash hand basin, and low flush WC. Fully tiled walls. Ladder style radiator. Ceramic floor tiles. Extractor fan.

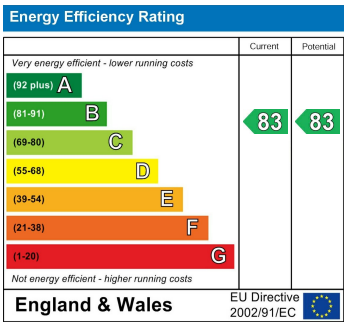
EXTERIOR

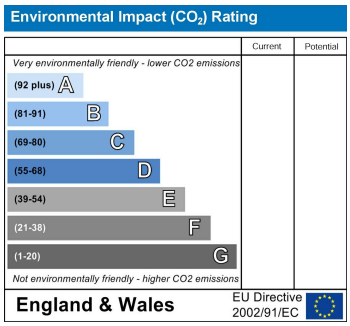
Front Driveway
Double width driveway providing parking for two cars with coloured chippings to borders. Short pathway to front door and side passageway.

Rear Garden
40'0 (12.19m)
Large patio gives way to mature lawn with pathway to spacious timber storage shed that has light & power. Of particular note is the shrubbed border which has an irrigation system.

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.

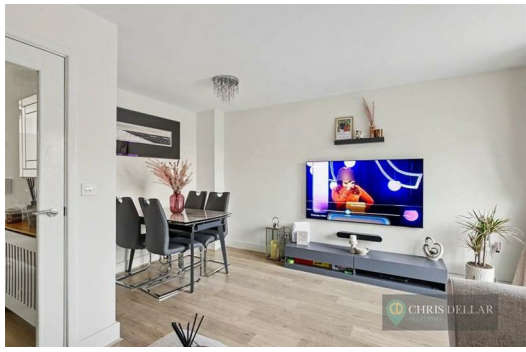
Energy Performance Certificate











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