
Oliver
Minton
Village & Rural Homes
7 Clements Close, Puckeridge , Herts SG11 1DE
£529,950 Freehold

**Council Tax Band:** F

**Tenure:** Freehold

**Bedrooms:** 4 | **Bathrooms:** 2 | **Receptions:** 1

Oliver Minton Village & Rural Homes are pleased to offer this CHAIN FREE 4 bedroom DETACHED HOUSE on this popular village development, within walking distance of the High Street amenities, the popular village schools and Pearce's A10 farm shop. Features include uPVC double glazing, gas heating to radiators, 2 allocated parking spaces, enclosed rear garden, an internal ventilation system and accommodation comprising entrance hallway, cloakroom, living room, excellent fitted kitchen/diner, master bedroom with en-suite shower room, 3 further bedrooms and family bathroom.

**ENTRANCE HALLWAY**
20' 4" x 6' 6" (6.2m x 1.98m)

uPVC double glazed front door. Staircase to first floor with under stairs storage cupboard. Radiator. Wood laminate flooring.

**CLOAKROOM**

uPVC double glazed window to front, low level flush WC, wash hand basin with tiled splash back, radiator.

**LOUNGE / DINER**
19' 8" x 12' 5" (5.99m x 3.78m)

Dual aspect uPVC double glazed windows to front and rear, radiator, telephone point, television point, wood effect laminate flooring and uPVC double glazed door providing access to the rear garden.

**KITCHEN/BREAKFAST ROOM**
19' 9" x 12' 8" (6.02m x 3.86m)

uPVC double glazed window to front, fitted wall and base units, one and a half bowl sink and drainer, electric oven with gas hob and cooker hood over, integrated washing machine and dishwasher, integrated fridge/freezer, granite work top surfaces, radiator, telephone point, television point, tiled flooring in the kitchen area. Wood laminate flooring in breakfast area. Cupboard concealing wall-mounted 'Glow-Worm' gas fired boiler uPVC double glazed doors opening to rear garden.

**FIRST FLOOR**

**LANDING**

uPVC double glazed window to rear, built-in airing cupboard. Access hatch to part boarded loft.

**MASTER BEDROOM**
12' 7" x 10' 1" (3.84m x 3.07m)

uPVC double glazed window to front, radiator.





**EN-SUITE SHOWER ROOM**
8' 9" x 4' 8" (2.67m x 1.42m)

Obscure uPVC double glazed window to front. White suite comprising WC and wash hand basin. Extractor fan, large shower cubicle with glazed screen and door, fully tiled walls, wall mounted chrome towel rail and ceramic tiled flooring.

**BEDROOM TWO**
12' 8" x 9' 5" (3.86m x 2.87m)

uPVC double glazed window to front, radiator, door to 'Jack and Jill' shared family bathroom.

**BEDROOM THREE**
12' 9" x 6' 10" (3.89m x 2.08m)

uPVC double glazed window to rear, radiator, television point.

**BEDROOM FOUR**
12' 6" x 6' 10" (3.81m x 2.08m)

uPVC double glazed window to rear, radiator.

**FAMILY BATHROOM**
7' 1" x 6' 3" (2.16m x 1.91m)

Obscure uPVC double glazed window to front. White suite comprising bath with mixer tap and shower above, wash hand basin, WC, extractor fan, wall mounted chrome towel rail, fully tiled walls and ceramic tiled flooring.

**ALLOCATED PARKING FOR 2 CARS**

To the front of the property are 2 allocated parking spaces.

**REAR GARDEN**

Mainly laid to lawn, enclosed by panelled fencing.

**SERVICE CHARGE**

There is a residents service charge of £566 per annum towards the upkeep of the communal areas.

**AGENTS NOTE**

Mains gas, electricity, water and drainage are connected. Broadband & mobile phone coverage can be checked at https://checker.ofcom.org.uk/







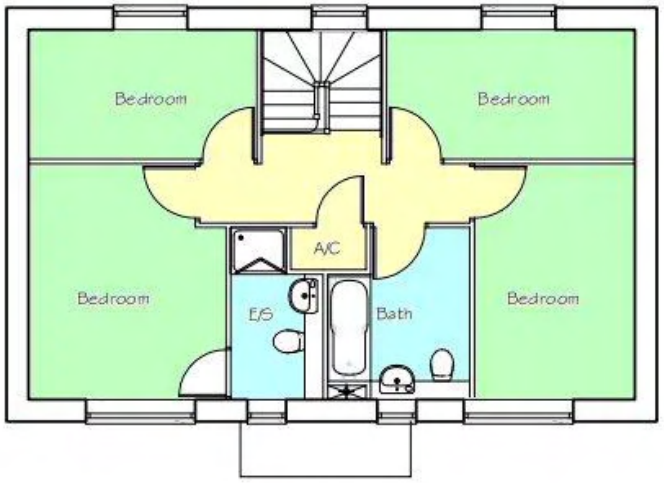




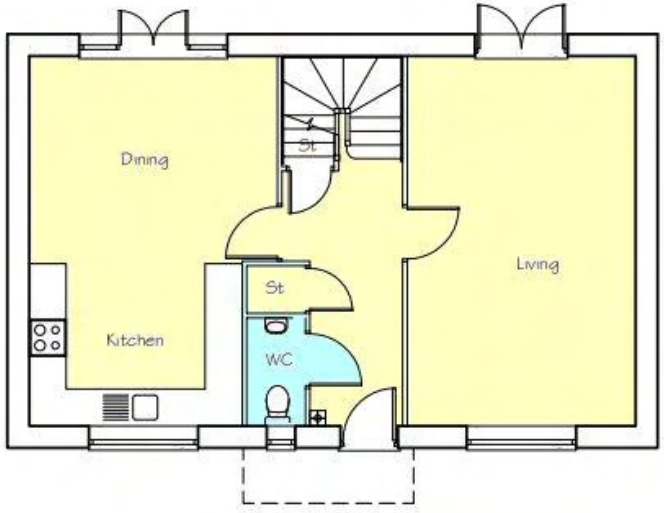




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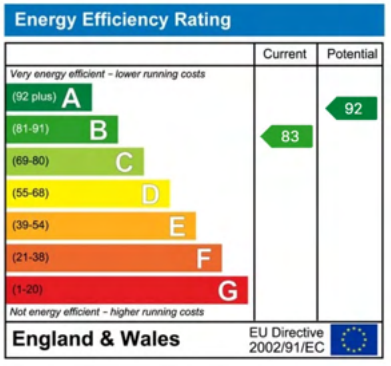

First Floor




Ground Floor








## Viewing Arrangements

**28 High Street Puckeridge Herts SG11 1RN**

**01920 822999**

puckeridge@oliverminton.com

https://www.oliverminton.com/

**MORTGAGE ADVICE -** Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

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