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7, Hayden Road, Buntingford, SG9 9UZ

£575,000

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Price £575,000

Occupying an enviable position on the edge of the regarded Wheatley development in Buntingford, this beautifully presented, nearly new, detached home offers an exceptional opportunity to enjoy stylish, contemporary living in a desirable residential setting. Built in 2023, this thoughtfully designed property combines modern interiors with well-proportioned accommodation, creating a home that effortlessly balances comfort, practicality and understated elegance.

Upon entering, you are welcomed into a bright and inviting interior. The generous reception room provides a versatile setting for both relaxed family living and entertaining, whilst the contemporary open plan kitchen/dining offers further space to unwind or host friends and family. A separate utility room provides additional practicality. Upstairs, the property is complemented by three well-proportioned bedrooms, including ensuite to the master, and an additional family bathroom.

Externally, the property benefits from an impressive double driveway and detached double garage to the front and a low maintenance, west facing garden to the rear.

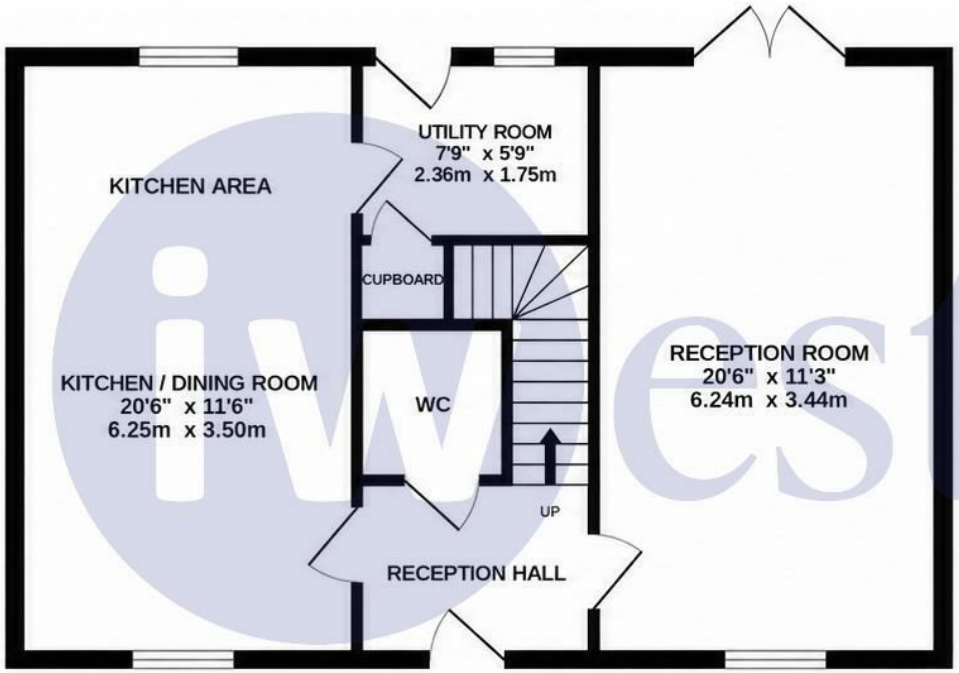
The property's relatively recent construction also offers the reassurance of 7 years remaining on the NHBC, and appeal of a modern home, with contemporary standards of design and functionality throughout. The property enjoys a pleasant residential atmosphere while remaining conveniently placed for the amenities of Buntingford. This charming market town offers a range of independent shops, cafés, restaurants and everyday conveniences, alongside local schooling and attractive surrounding countryside, providing an appealing balance between modern convenience and a more relaxed pace of life.

Combining the appeal of a nearly new detached home, contemporary comfort and finished to an exacting standard, this is a property that offers far more than just a place to live. An ideal choice for families, professional couples or downsizers seeking a modern home without compromise.

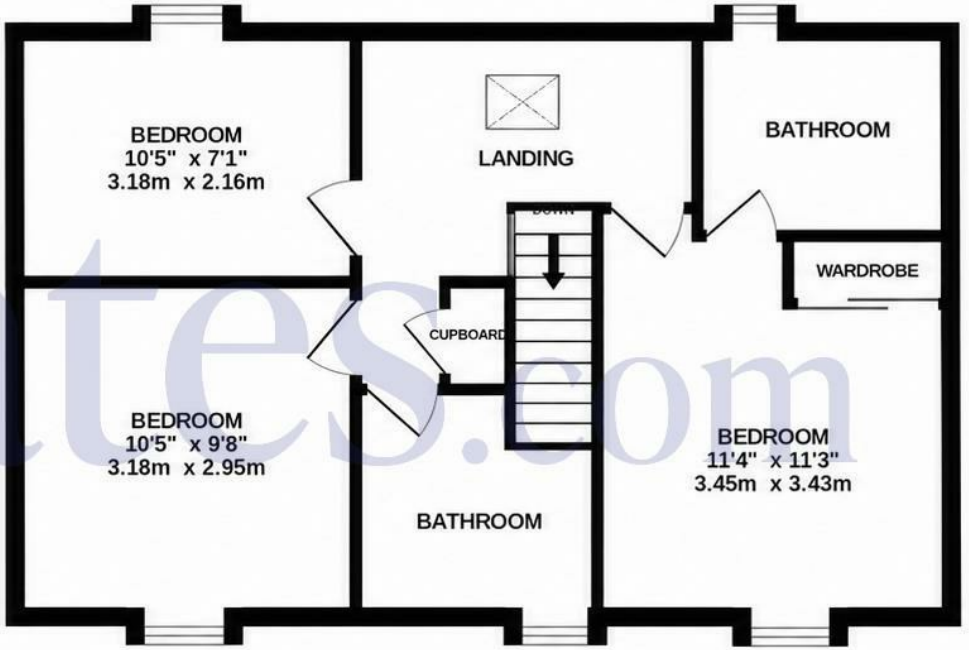
- Double driveway & detached double garage.
- Decorated and maintained to an exacting standard.
- Three well-proportioned bedrooms.
- Spacious reception room ideal for relaxing and entertaining.
- 7 years remaining on NHBC.
- Low maintenance, west facing rear garden.
- Situated on the edge of a popular residential development.
- Ensuite to master bedroom & additional family bathroom
- Separate utility room for added practicality.
- Close to shops, schools and surrounding countryside.

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GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Front External
Mostly laid to lawn with mature bushes lining pedestrian pathway. Small shingle area to left external, paved and shingle area to right external. Double driveway and detached double garage. Gated access to rear garden, security light to side. Paved pathway to front door, canopy porch, external light.

Entrance
Composite front door with obscure glass panel. Karndean flooring, inset coir mat. Thermostat, inset ceiling lights. Door to:

WC
White suite comprising low level dual flush wc and pedestal hand basin with mixer tap over & tiled splashback. Karndean flooring, radiator, light fitting, extractor fan.

Living Room
Karndean flooring, two radiators, inset ceiling lights. Windows to front and side aspects, French doors leading to rear garden. Large built in storage cupboard, bespoke media wall with storage, shelving, LED fireplace, space for sound bar and 55" television.

Dining
Karndean flooring, window to front aspect, two radiators, inset ceiling lights.

Kitchen
Karndean flooring, inset ceiling lights, window to rear aspect. Range of wall and base units in gloss white, under unit lighting. Silestone worktops and uprights, inset 1 1/2 sink and drainer with mixer tap over. 4 ring gas hob with stainless steel splashback and extractor over. Integrated fridge-freezer, dishwasher and double oven. Door to:

Utility
Karndean flooring, base units in gloss white, plumbing for washing machine, Silestone worktop and upright, inset single sink and drainer with mixer tap over. Inset ceiling lights, radiator, large storage cupboard with light. Window to rear aspect and half glazed door leading to rear garden.

Stairs to First Floor & Landing
Quarter turn staircase, fitted carpet, galleried landing. Inset ceiling lights, radiator, Velux to rear aspect, loft access. Airing cupboard with shelving and light, also housing Megaflo system.

Master Bedroom
Fitted carpet, light fitting, radiator, thermostat, window to front aspect, bespoke fitted triple wardrobe. Door to:

Ensuite
Half tiled walls, obscure glass window to rear aspect, tiled flooring. White suite comprising low level dual flush wc, vanity unit inset hand basin with mixer tap over, fully tiled glass shower unit with both hand held and rainfall mixer heads over. Inset ceiling lights, extractor fan, shaving point, heated towel rail.

Bedroom 2
Window to front aspect, light fitting, radiator, fitted carpet.

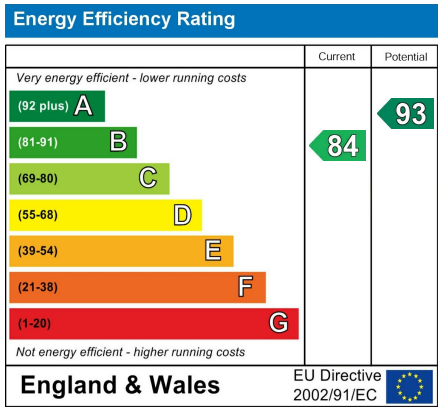
Bedroom 3
Window to rear aspect, light fitting, radiator, fitted carpet.

Family Bathroom
Half tiled walls, Velux window to front aspect, tiled flooring. White suite comprising hidden cistern dual flush wc, vanity unit with laminate top and inset hand basin with mixer tap over, fully tiled panel bath with mixer tap and hand held shower head over, glass shower screen. Inset ceiling lights, extractor fan, shaving point, heated towel rail.

Rear External
West facing, low maintenance, mostly laid to lawn with feature border of mature planting and slate chippings. Two large patio areas, recently re-laid by the current vendors, hardstanding for shed. Three external lights, external power and water tap. Gated access to front of the property with security light over.

Double Garage
Electric doors to front, access from rear garden to back. Base units in gloss white with laminate worktops. Power, two strip lights, half boarded eaves for additional storage.

Agents Notes
Freehold
Council Tax Band: E
Loft is partially boarded with light, no ladder
Boiler last serviced August 2026
Vendor has paving ready if the buyer wishes to re-lay the front path.
Cameras to front and rear of property.
Development maintenance charge - approx. £300 p.a



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, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our network of IWestates estate agents.


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TOYS


TOYS

















































