



1 Tollsworth Way, Puckeridge. SG11 1UR

Guide Price £425,000 Freehold

Oliver Minton Village & Rural Homes are delighted to offer for sale this rarely available two bedroom detached home, ideally situated just off the village High Street and within easy walking distance of the local convenience store, cafe, health centre and regarded village schools.

The property benefits from a private, unoverlooked wrap-around garden, together with a detached air-conditioned home office, a larger-than-average detached garage and driveway parking, a combination of features rarely found with a modern two-bedroom home.

The well-presented accommodation comprises an enclosed entrance porch, guest cloakroom/W.C., comfortable living room, modern fitted kitchen and a versatile solid roof conservatory/dining area. To the first floor are two bedrooms, served by the family bathroom.

Accommodation

Part glazed entrance door opening to:

Enclosed Entrance Porch

Radiator. Doors off to cloakroom and living room.

Guest Cloakroom/W.C

Modern white suite: Low flush w.c. Wall mounted wash hand basin. Radiator. Double glazed frosted window.

Living Room - 4.59m x 3.7m (15'0" x 12'1")

Measured into double glazed, walk-in box bay window to front aspect. Radiator. Feature fire surround with marble hearth and backplate, suitable for an electric fire. Stairs rising to first floor. Door to:



Kitchen - 3.69m x 2.64m (12'1" x 8'7")

Fitted with a contemporary range of grey, soft-close wall and base cabinets, complemented by matching worksurfaces and tiled splashbacks. Features include an inset one-and-a-half bowl stainless steel sink and drainer, space and plumbing for a dishwasher, space for a tall fridge/freezer and freestanding cooker, together with a contemporary illuminated extractor hood and integrated wine cooler. Kick-plate electric heater. The kitchen is part open plan, with a double-glazed window and open access to:



Conservatory/Dining Space - 2.99m x 2.81m (9'9" x 9'2")

A great addition to the home, this versatile space can be enjoyed throughout the year. Part brick built with Upvc double glazed windows and doors, it has been enhanced by the current owners, who choose to use it as a dining area, with a radiator and solid roof, creating a comfortable room suitable for a variety of uses in all seasons.

First Floor

Landing with loft access hatch. Loft is part boarded with light connected.

Bedroom - 3.45m x 2.69m (11'3" x 8'9")

Double glazed window to front. Radiator. Two spacious, recessed storage/wardrobe cupboards to one wall.

Bedroom - 3.22m x 1.78m (10'6" x 5'10")

Double glazed window to rear. Radiator.

Bathroom - 1.85m x 1.83m (6'0" x 6'0")

White suite: Panel enclosed bath with mixer tap and hand held attachment. Pedestal wash hand basin. Low flush W.C. Part tiled walls. Radiator. Extractor fan. Double glazed frosted window.



Exterior

Open plan front garden with driveway to side providing parking for one vehicle. This in turn leads to the detached garage. Gated access takes you through to the rear garden.

Detached Garage - 4.96m x 3.78m (16'3" x 12'4")

Larger than average single garage with up and over door, power and light connected. Wall mounted 'Ideal' gas fired boiler. Space and plumbing for washing machine.

Garden

The private, unoverlooked rear garden spans the rear and side of the house. Mainly laid to lawn with a pathway leading round to the gated side access. Outside water tap.

Outbuilding/Home Office - 4.3m x 2.32m (14'1" x 7'7")

A particularly versatile space, ideal for those working from home or requiring a dedicated area for hobbies, crafts, exercise or garden entertaining. Timber built and fully insulated, the building has been finished externally with low-maintenance composite cladding and benefits from power, lighting and fibre broadband connectivity. A wall-mounted air-conditioning unit ensures year-round comfort, while a side window and door provide natural light and direct access to the garden.

Agents Note & Services

There is a service charge of circa £347.89 per annum paid to Warwick Estates Property Management Ltd towards the maintenance of the communal areas in the road.

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

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

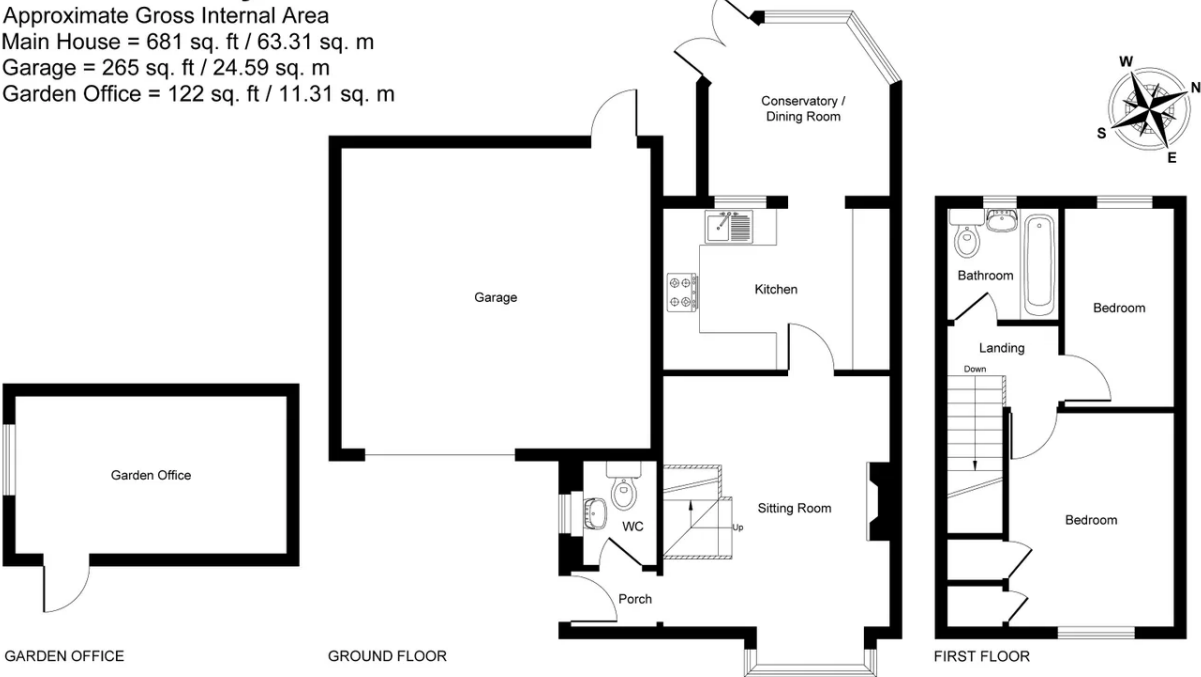


Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN

Tollsworth Way

Approximate Gross Internal Area
Main House = 681 sq. ft / 63.31 sq. m
Garage = 265 sq. ft / 24.59 sq. m
Garden Office = 122 sq. ft / 11.31 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(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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