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Walby Cottage Hare Street, Buntingford, Hertfordshire, SG9 0EA

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Guide Price £455,000

This high-spec three-bedroom semi-detached home, built just six years ago and still under NHBC warranty, offers modern, energy-efficient living in a sought-after village location just minutes from Buntingford.

The property features a bright open-plan living space with stylish Amtico flooring, alongside a convenient downstairs W/C. Upstairs offers three well-proportioned bedrooms and a contemporary four-piece family bathroom.

Externally, the home benefits from a 50ft east-facing garden, two allocated parking spaces, and an EV charger. An air source heat pump further enhances efficiency, making this an ideal home for modern living in a peaceful yet well-connected setting.

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA 871.87 sq.ft. (81 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.

Entrance
Composite and glazed front door. Wall mounted post box. Security lamp.

Entrance Hall
Amitco flooring. Inset ceiling lights. Turning stairs to first floor. Doors to:

Open Plan Kitchen / Living Room
Amtico flooring. Bi-fold doors leading to garden. Inset ceiling lights. Window to front aspect. Venetian blind.

Kitchen
Fitted with a range of wall and base level units in gloss grey. Silestone countertops. Marble effect tiled splash backs. Window to rear aspect. Single sink with hose mixer tap over. Integrated Bosch dishwasher, Samsung fridge/freezer, Siemens microwave and single oven. Siemans 4 point induction hob with extractor over and Silestone splash back. Plumbing for washing machine. Under cabinet lights. Inset ceiling lights.

W/C
Amitco flooring. Low level flush w/c set within vanity unit. Vanity wash hand basin. Tiled splash backs. Wall mounted mirror. Extractor fan. Inset ceiling sensor lights. Houses Air Source heat pump and downstairs manifold system.

First Floor

Landing
Obscure glazed window to front aspect. Cupboard housing upstairs heating manifold system. Inset ceiling lights.

Bedroom One
Fitted wardrobes. Window to rear aspect. Inset ceiling lights.

Bedroom Two
Window to rear aspect. Inset ceiling lights.

Bedroom Three
Window to front aspect. Inset ceiling lights. Access to loft.

Bathroom
White suite comprising of panel bath with central mixer tap. Vanity wash hand basin with mixer tap. Corner shower unit with hand held and drench head shower. Marble effect half tiled walls. Tiled floor. Heated towel rail. Inset ceiling lights. Extractor fan. Obscure window to front aspect. Large storage cupboard.

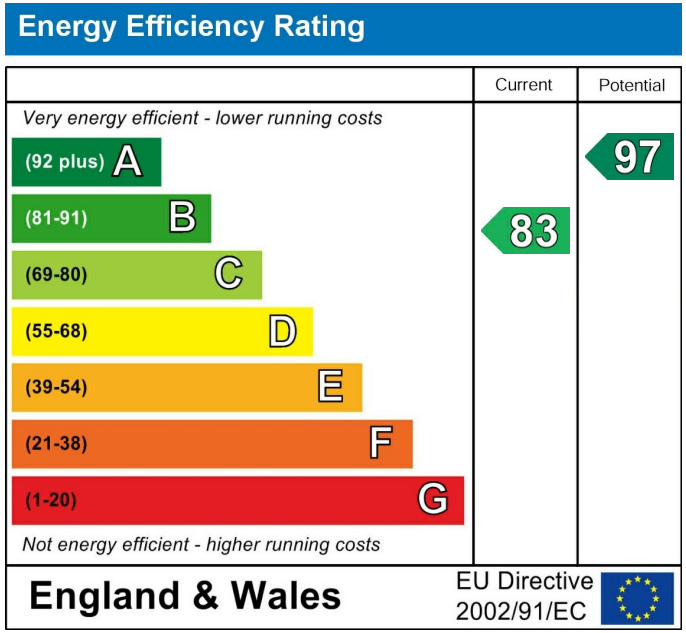
Outside

Rear Garden
50
50ft garden mainly laid to artificial lawn. Patio directly outside and to the side of the garden leading to the gated rear access. Outside double power sockets. Outside water tap. External down lights. EV charger. Mature bushes frame the side of the garden. Air source heat pump.

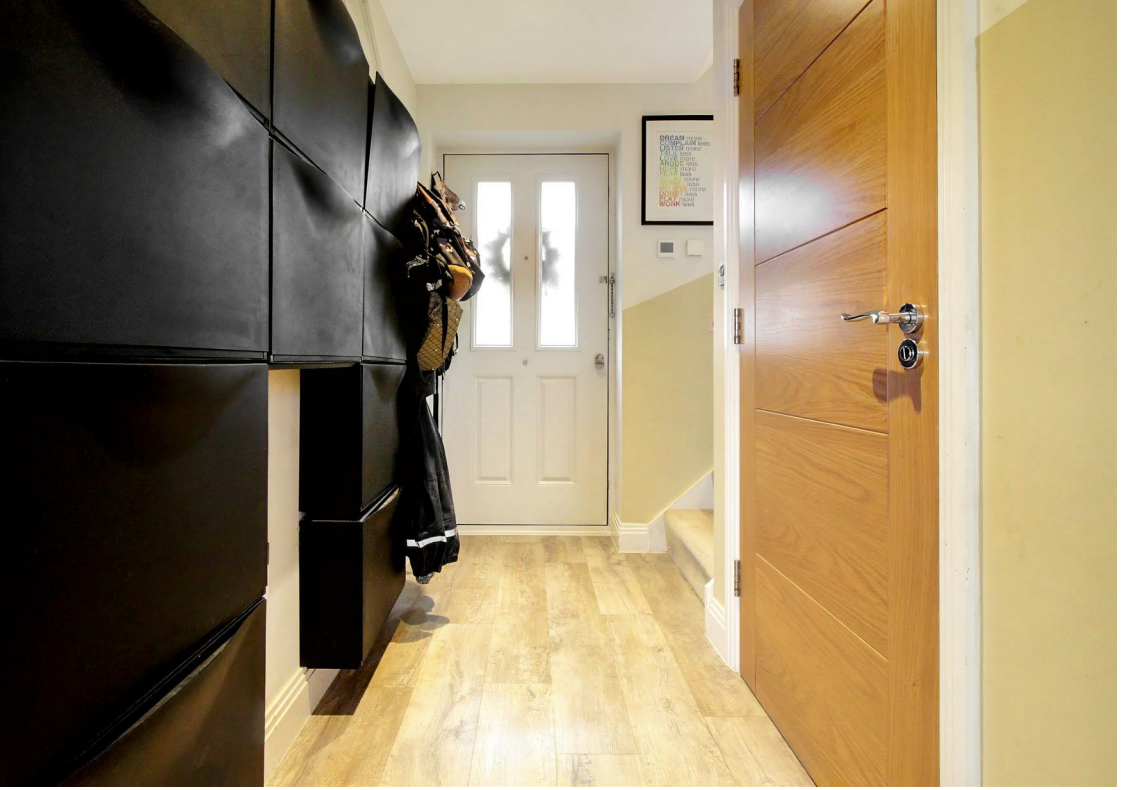
Front
Mature bushes. Path leading to the entrance door.

Parking
Two allocated spaces to the rear of the property.

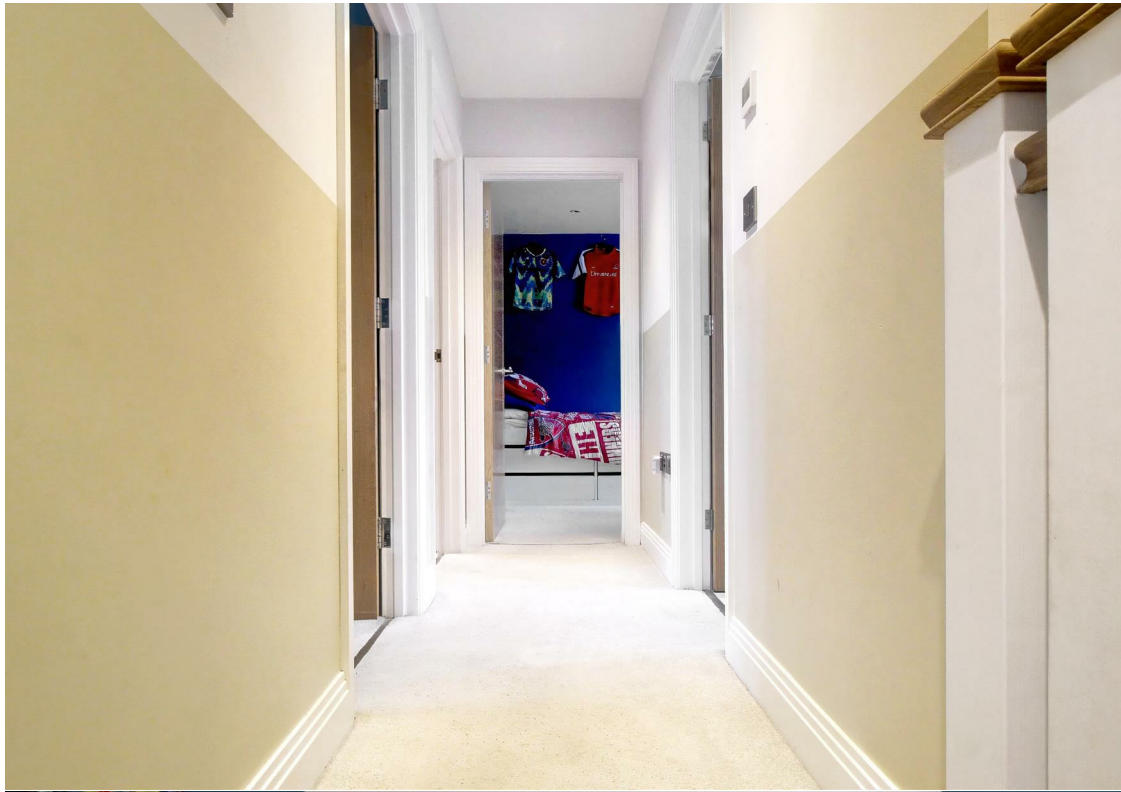
Agents Notes
Council Tax Band: D (£2,339.29 pa - subject to change)
Development maintenance charge: £55 pcm
4 Years remaining on NHBC warranty
Air Source heat pump - serviced annually
Underfloor heating throughout
Loft - boarded with ladder and light
Loft has been designed for a loft conversion STPP



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 national network of IWestates estate agents.



Family



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