



Campbell Close, Buntingford, SG9 9BY



**william
h brown**

welcome to

Campbell Close, Buntingford

A fantastic opportunity to purchase an immaculately presented and excellently positioned 4 bedroom detached family home with the benefit of detached double garage, stunning gardens to front and rear, driveway for up to 3 vehicles, and 3 spacious reception rooms.



Door To Entrance Hall

Stairs off to first floor landing with understair storage cupboard. Floor tiling. Radiator. Double glazed window to front. Recess lighting. Doors to:

Cloakroom

Low flush WC. Wash hand basin with cupboards below. Radiator. Double glazed window to front. Floor tiling.

Kitchen/Diner

18' 8" max x 13' 3" max (5.69m max x 4.04m max)
Large open plan fitted kitchen/diner comprising built in oven and gas hob, sink unit with drainer and work surface surrounds, generous range of base and wall units including integrated dishwasher, water softener, space for tumble dryer, space for large fridge/freezer, integrated wine storage, part tiled walls, doors to utility room and study, sliding double glazed doors to conservatory, floor tiling, radiator, recess lighting, double glazed windows to rear and side.

Utility Room

5' 8" x 5' 3" (1.73m x 1.60m)
Comprising stainless steel sink unit with work surface surround, space and plumbing for automatic washing machine, base and wall units, wall mounted boiler, part tiled walls, floor tiling, radiator, stable door to outside.

Study/Reception Room

12' 6" x 10' (3.81m x 3.05m)
Radiator. Double glazed window to rear and into conservatory. Double doors to lounge.

Lounge

16' 10" max x 12' 6" (5.13m max x 3.81m)
Lovely lounge with feature gas fireplace with hearth surround and mantle over, double glazed bay window to front, double glazed window to side, radiator, wall lighting, double doors to study/reception room.

Conservatory

16' 7" x 8' 2" (5.05m x 2.49m)
Double glazed windows and french doors to rear garden. Radiator.

First Floor Landing

Hatch to loft. Doors to:

Bedroom One

12' 8" x 11' (3.86m x 3.35m)
Spacious principal bedroom enjoying its own dressing area with fitted wardrobes with lighting, double glazed window to front, recess lighting, door to en-suite.

En-Suite

Suite comprising bath, fully tiled shower cubicle, concealed cistern WC, wash hand basin mounted on wooden plinth, heated towel rail, floor tiling, recess lighting, double glazed window to rear.

Bedroom Two

12' 4" x 8' 3" max (3.76m x 2.51m max)
Fitted wardrobe. Radiator. Double glazed window to front.

Bedroom Three

10' 10" x 9' 9" ax (3.30m x 2.97m ax)
Radiator. Double glazed window to rear.

Bedroom Four

7' 7" x 7' 2" (2.31m x 2.18m)
Radiator. Double glazed window to rear. Wood flooring.

Family Bathroom

Suite comprising large walk-in fully tiled Aqualisa shower cubicle, concealed cistern WC, wash hand basin set into vanity unit with cupboards below, heated towel rail, part tiled walls and floor tiling, double glazed window to rear.

Outside

The property is tucked away at the end of the cul-de-sac, comprising only 4 properties, and has a lovely frontage with a front garden with beautiful flower beds to borders.

Garage

17' 11" x 17' 6" (5.46m x 5.33m)
Detached double garage to the front of the property, including side door to front garden. Driveway to front providing off-road parking for up to 3 vehicles.

Rear Garden

Beautiful landscaped rear garden with paved patio area leading to large lawn area with well-stocked mature flower beds to borders and throughout the garden. The garden is enclosed by wall and fence and has decorative patio area to one end of the garden with perfect space for garden furniture.



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welcome to

Campbell Close, Buntingford

- Immaculately presented detached family home situated in a quiet, secluded position tucked away at the end of this cul-de-sac.
- 4 good sized bedrooms with en-suite to principal bedroom.
- Large open plan kitchen/diner with separate utility.
- Spacious lounge and separate study/reception room.
- Conservatory overlooking rear garden.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£775,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110675 - 0005

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