



8 Barleymead Way, Puckeridge, Herts, SG11 1FA

Guide Price **£775,000** Freehold

Oliver Minton Village & Rural Homes are delighted to offer this superb detached four double bedroom house built by Cala Homes, in an un-overlooked position on this private development. With stylishly furnished and attractively presented accommodation which extends to circa 2180 sq ft, 5 years also remain on the 10 year NHBC warranty. This wonderful modern family home is within walking distance of the Standon & Puckeridge village schools, High Street shops and pubs, park, farm shop, doctors and dental surgeries and is a 10-15 minute drive to Buntingford, Bishop's Stortford, Ware and Hertford, which offer numerous London commuting options. There are delightful dog walks and cycle rides to be enjoyed all around the surrounding countryside.

Spacious Entrance Hallway - 5.28m x 2.26m including stairs (17'4" x 7'5") Staircase to first floor with understairs storage cupboard. Amtico flooring. Personal access door to garage.

Cloakroom White WC and wash hand basin. Chrome heated towel rail.

Study - 3.12m x 3.15m (10'3" x 10'4") into bay window + depth of fitted storage units. uPVC double glazed bay window to front. Radiator. Excellent bespoke fitted study furniture by 'Hammonds', including storage units, drawers, shelving and desk unit.

Lounge - 4.62m x 4.17m (15'2" x 13'8") uPVC double glazed windows and French doors to rear garden. Radiator.

Superb open-plan Kitchen/Diner/Lounge - 8.41m x 4.17m (27'7" x 13'8" in Kitchen area > 11'4 in Lounge area) A wonderful entertaining/family room with kitchen/dining and lounge areas. Kitchen area with an attractive range of fitted wall, base and darwer units with quartz work surfaces incorporating sink unit. Integrated 'Bosch' appliances: induction hob with extractor above, electric double ovens, dishwasher and fridge/freezer. Amtico flooring. uPVC double glazed window to side. Inset ceiling lights. The rear Lounge area features uPVC double glazed window and French doors to rear garden, further window to side and six double glazed skylight windows. Radiator. There is a superb bespoke 'Hammonds' fitted media wall.

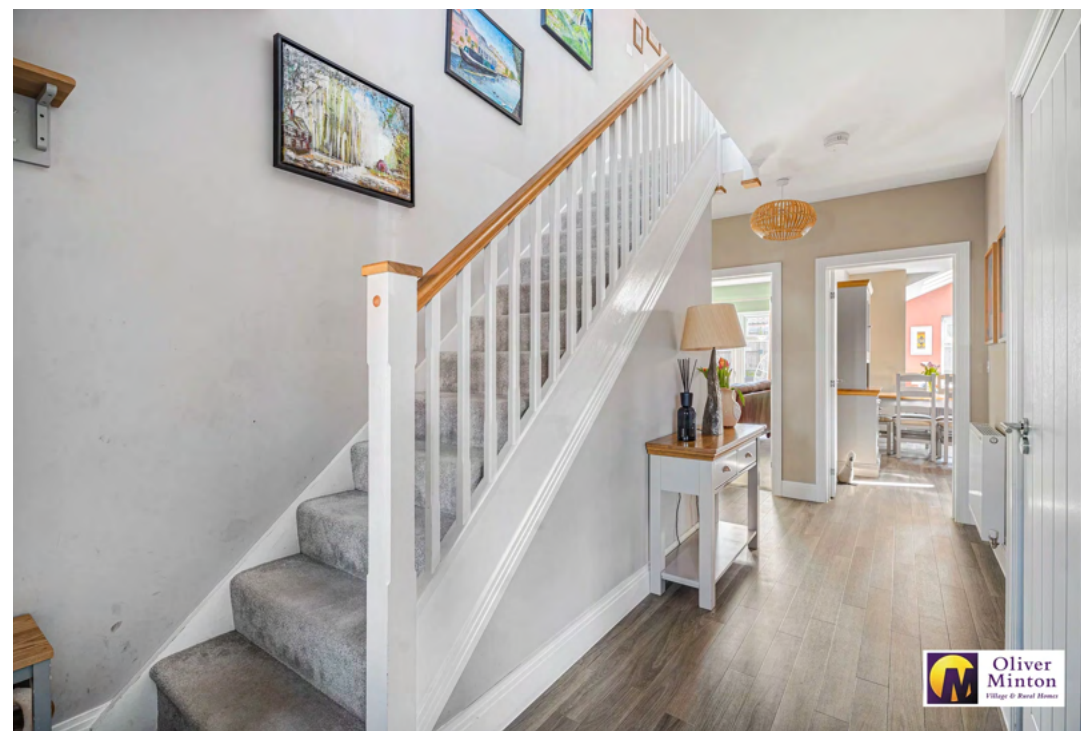
Utility Room - 1.96m x 1.88m + door recess (6'5" x 6'2") uPVC double glazed door to side accessway. Fitted wall and base unit and work surface incorporating sink. Cupboard housing water softener. Radiator. Space and plumbing for washing machine.

Large Integral Garage - 6.3m x 3.23m (20'8" x 10'7") Electric remote control up and over door. Power and light connected. Wall-mounted 'Ideal Logic' gas fired boiler. High ceiling. Personal access door from hallway. EV charging point. NB - all or part of this garage lends itself for conversion to further accommodation.

Spacious Galleried First Floor Landing - 6.6m x 2.26m (21'8" x 7'5") A spacious, bright landing with uPVC double glazed window to front. Built-in airing cupboard. Radiator. Access hatch to loft.

Bedroom One - 4.14m x 3.15m (13'7" x 10'4") uPVC double glazed window to rear. Radiator. Door to En-Suite, door to:

Dressing Room - 2.74m x 2.24m (9'0" including fitted furniture x 7'4" inc units) uPVC double glazed window to rear. Radiator. Range of bespoke fitted hanging rails, drawers and shelving by 'Hammonds'.





Luxury En-Suite Shower Room - 3.15m x 1.14m (10'4" into shower x 3'9") Attractive white suite comprising large shower cubicle with glazed sliding doors, wash hand basin with storage unit below and WC. Chrome heated towel rail. Extractor fan.

Bedroom Two - 4.11m x 3.35m (13'6" x 11'0") uPVC double glazed window to rear. Built-in recessed double wardrobe cupboards. Radiator. Door to:

En-Suite 'Jack & Jill' Shower Room - 3.3m x 1.37m (10'10" into shower x 4'6" + door recess) A spacious, luxury shower room with white WC, wash hand basin and large shower cubicle. Chrome heated towel rail. Shaver point. Inset ceiling lights. Obscure double glazed window.

Bedroom Three - 3.35m x 3.05m (11'0" x 10'0") uPVC double glazed window to front. Radiator. Door to 'Jack & Jill' en-suite.

Bedroom Four - 3.15m x 2.95m (10'4" x 9'8") uPVC double glazed window to front. Radiator.

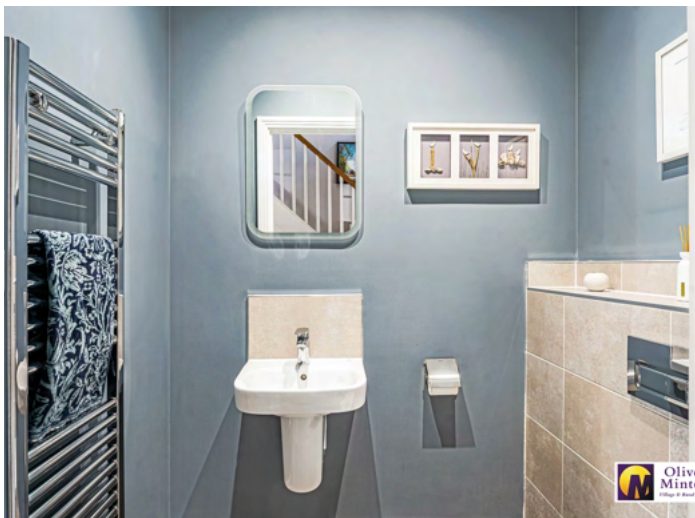
Luxury Family Bathroom - 3.15m x 1.91m (10'4" x 6'3") Attractive fitted spacious bathroom comprising white bath with shower attachment, wash hand basin with storage unit below and WC. Large shower cubicle with glazed sliding doors. Chrome heated towel rail. Inset ceiling lights. Shaver point. Obscure uPVC double glazed window.

Front Garden & Driveway Block paved driveway with parking space for 2-3 cars. Lawn area, flower and shrub beds. Side access gate.

Landscaped Rear Garden Attractive decking and pergola. Patio area. Flower and shrub borders. There is a separate children's play area within the side garden which includes an artificial lawn.

Agent Notes - Council Tax - Band G

SERVICE CHARGE - A payment of circa £304 per annum is paid towards the upkeep of the communal areas within the development. All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>







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**Approximate Gross Internal Area 2180 sq ft - 202 sq m
(Including Garage)**

Ground Floor Area 1185 sq ft – 110 sq m

First Floor Area 995 sq ft – 92 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(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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