



Prestwick Prestwick Drive, Ermine Street, Buntingford, SG9 9UX

Asking Price £700,000

A standout chance to secure a beautifully crafted home in this boutique development of just five detached properties on the peaceful edge of Buntingford. Inspired by New England architecture and approached via a private block-paved driveway, the house blends thoughtful design with generous proportions and a calm, timeless feel. At the centre of the home is the open-plan kitchen and family room — bright, welcoming and designed for everyday living. Twin French doors open straight onto the landscaped rear garden, giving an easy flow between indoors and out. Two additional flexible reception rooms provide options for home working, a snug, or formal dining, while a ground-floor WC adds practicality. Upstairs, three double bedrooms include a beautifully finished principal suite with its own en-suite shower room and integrated storage. A sleek, contemporary family bathroom serves the remaining rooms. Outside, the property enjoys a generous private garden with patio, lawn and planted borders, along with EV car charging, off-street parking and solar panels for improved energy efficiency. The wider development offers communal green space and visitor parking, creating a welcoming sense of openness and community.

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ENTRANCE HALL

WC

STUDY 9'1" x 7'0" (2.77 x 2.15)

RECEPTION ROOM 13'3" x 11'8" (4.05 x 3.57)

KITCHEN/FAMILY ROOM

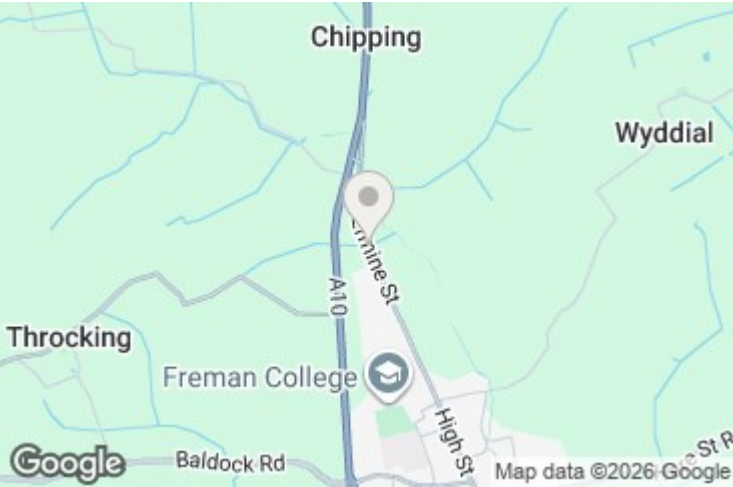
PRINCIPAL BEDROOM 17'10" x 15'8" (5.44 x 4.80)

EN-SUITE 6'9" x 6'2" (2.08 x 1.89)

BEDROOM TWO 16'0" x 9'5" (4.89 x 2.88)

BEDROOM THREE 14'1" x 8'6" (4.31 x 2.61)

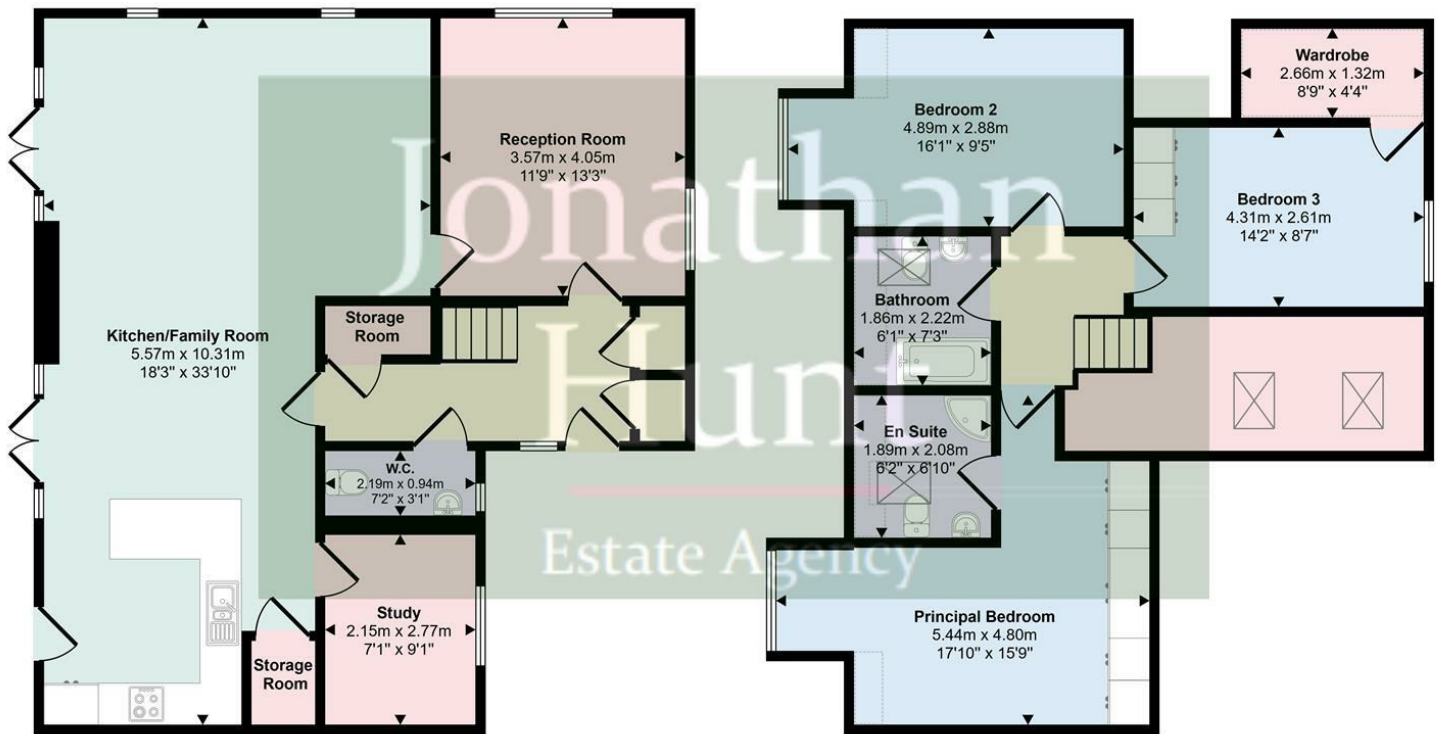
FAMILY BATHROOM 7'3" x 6'1" (2.22 x 1.86)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
142 sq m / 1527 sq ft



Ground Floor
Approx 83 sq m / 890 sq ft

First Floor
Approx 59 sq m / 637 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.