



£725,000

Campbell Close, Buntingford

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Campbell Close, Buntingford, SG9 9BY

Keith Ian are delighted to offer a fantastic opportunity to acquire a beautifully styled **EXTENDED** Detached home on an enviable corner plot within the enormously popular Bovis development. The property comprises 4 Bedrooms, Wonderful open plan Kitchen/Breakfast room and Family room, Separate Lounge, Formal Dining room, Utility, Downstairs Wc, Generous Master Bedroom with En-suite Dressing area and Luxury Bath & Shower room, Re-fitted Family Bathroom, Gas central heating, Double glazing, Gardens to rear and side, Detached Double Garage with planning granted to extend and create extra space, Off street parking for several vehicles and sides on to open recreation area.





Entrance door to:

Entrance hall

Engineered Oak flooring, radiator, storage cupboard. Door to:

Downstairs Wc

Comprising low level wc, wash hand basin, tiled splash backs, engineered Oak flooring, obscure glazed window to front.

Lounge

17' x 12'5"

Bay window to front aspect & further window to side, limestone fireplace with living flame gas fire inset, fitted carpet, radiator, coved cornice ceiling, tv point, glazed double doors to:

Dining room

12'5" x 10'1"

French doors to rear garden, fitted carpet, radiator, coved cornice ceiling. Door to:

Kitchen/Breakfast room

18'8" x 13'1"

Re-fitted with a stylish range of wall and base units with granite work surfaces, inset double bowl sink unit and mixer tap, water softener, integrated double oven and grill with 4 plate induction hob, integrated dishwasher, integrated fridge/freezer, integrated wine fridge, engineered Oak flooring, bespoke radiator, window to side, open aspect to Family room. Door to:

Utility

5'10" x 5'3"

Re-fitted with matching wall and base units, granite work surfaces, plumbing for washing machine, radiator, engineered Oak flooring, door to side exterior.

Family room

17'9" x 10'

Windows to both sides of room & velux windows to rear, engineered Oak flooring, radiator, tv point, fitted log burner, bi-fold doors to rear garden.

Stairs to first floor landing

Fitted carpet, window to front, coved cornice ceiling, access to loft, airing cupboard housing hot water cylinder and shelving. Door to:

Bedroom One

13' x 12'5"

Bay window to front aspect, fitted carpet, radiator. Archway to:



Dressing area

*Mirror fronted built in wardrobes to both sides, fitted carpet, recessed down lights.
Door to:*

En-suite

Luxury Re-fitted suite comprising panel enclosed bath with mixer tap & shower attachment, wash hand basin, low level wc, oversize walk-in shower cubicle with wall mounted mixer shower, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to rear.

Bedroom Two

11' x 8'2" < 10'2"

Window to rear aspect, fitted carpet, radiator.

Bedroom Three

12'4" x 8'2"

Window to front aspect, built in wardrobe, fitted carpet, radiator.

Bedroom Four

7'7" x 7'2"

Window to rear aspect, fitted carpet, radiator.

Family Bathroom

Luxury Re-fitted 3 piece suite comprising panel enclosed bath with mixer tap and wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, obscure glazed window to rear.

Exterior

The property enjoys a generous corner plot with gardens to rear & side with good frontage and ample off street parking. Gardens mainly laid to lawn with attractive flower and shrub borders.

Detached DOUBLE GARAGE with 2 electric doors, power and light connected. Planning permission has been passed to extend the garage, creating further usable space.

Agents note

Council tax band F £2,938.40 (subject to change)

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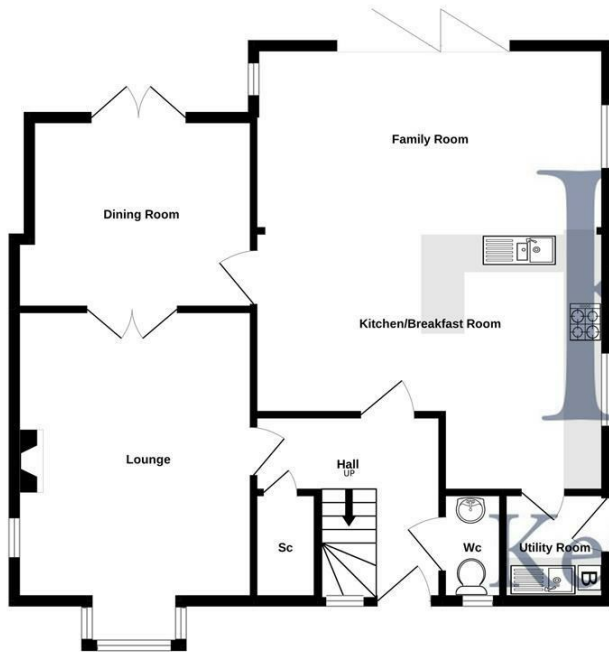




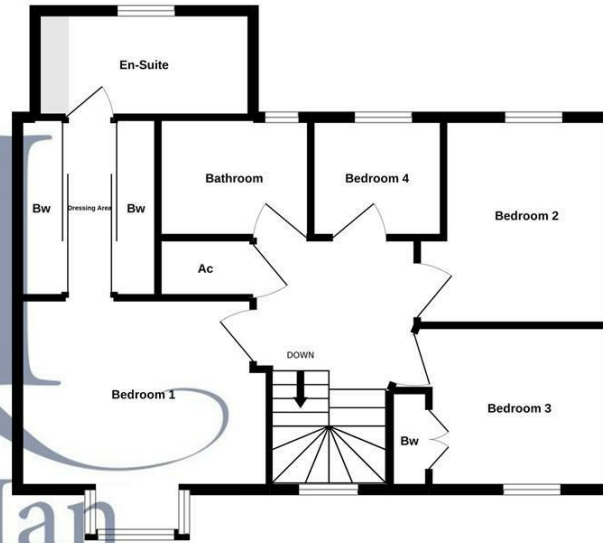




Ground Floor
857 sq.ft. (79.6 sq.m.) approx.



1st Floor
680 sq.ft. (63.2 sq.m.) approx.

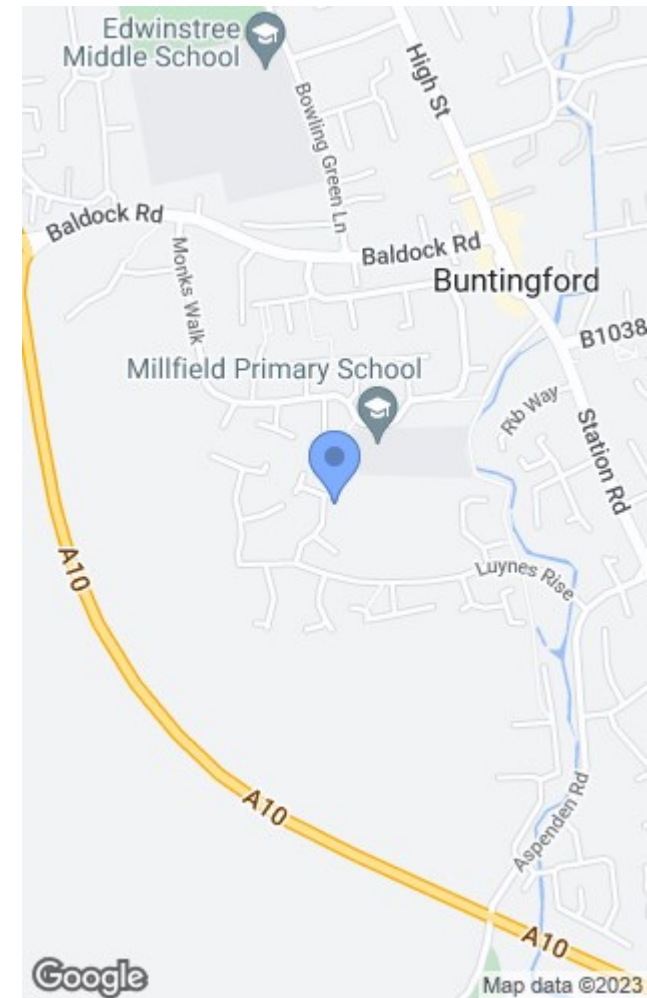


TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

T: 01763 273355
buntingford@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford

Managing Director Ian F. Robertson

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