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14 Meeting House Lane Baldock Road, Buntingford, Hertfordshire, SG9 9DA

Price Guide £795,000

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A Stunning Five-Bedroom, Three-Bathroom Family Home in the Heart of Town

An exceptionally designed five double bedroom, three bathroom family home, beautifully transformed into a luxurious urban oasis with a striking contemporary edge. Ideally positioned in the very heart of the town, just a short stroll from shops and local amenities, this residence offers the perfect balance of style, space, and convenience.

The property boasts an outstanding open-plan kitchen ideal for both everyday family life and entertaining. Recently fitted luxury bathrooms and high-end finishes throughout reflect the home's uncompromising commitment to quality. Decorated to an exacting standard, every detail has been thoughtfully considered to create a sophisticated and welcoming environment.

This remarkable home represents a rare opportunity for discerning buyers seeking turnkey living in a prime location.



ENTRANCE HALL

The spacious and bright entrance hall is accessed via an elegant composite door with full length glass side light which allows natural light to flood in. Large size ceramic floor tiles and a bespoke wood and glass staircase all add to the contemporary feel and create a luxurious entrance to the home.

LOUNGE 14'11" x 9'7" (4.56 x 2.94)

This elegantly styled room has a luxury feel with newly fitted carpets, LED down lights and large double glazed window to front aspect

OPEN PLAN KITCHEN 24'9" x 18'6" (7.56 x 5.66)

This magnificent space is the social hub of the house with the bespoke kitchen, seating and TV area and dining all within the bright and well appointed room. The floor is fully tiled in large ceramic tiles with underfloor heating and the far wall has bi folding doors opening onto the patio and garden .

OPEN PLAN KITCHEN pic 2

KITCHEN AREA

The contemporary bespoke kitchen has recently been fitted and offers a range of wall and base units with contrasting granite work surfaces. Integrated NEF appliances include twin oven, oven micro-wave, dishwasher, wine fridge, induction hob and plumbing for American style fridge freezer. The kitchen is divided from the other areas by the large granite island which houses additional storage, wine fridge, sink with mixer tap and breakfast bar seating.

UTILITY ROOM 9'5" x 8'5" (2.88 x 2.57)

Situated just off the kitchen and giving outside access to the side of the property, the utility area has plumbing for washing machine and dryer, under counter storage, granite work surfaces and a stainless steel sink and mixer tap. Solid oak doors lead to cloakroom and give access to integral garage.

CLOAKROOM

Comprising a white suite of a wall mounted W/C and hand basing, half tiled wall, ceramic floor tiles and obscure window to side aspect.

FIRST FLOOR LANDING

A contemporary oak and glass staircase, fitted carpets and oak doors leading to all upstairs rooms and loft access with ladder.

BEDROOM TWO 12'7" x 10'2" (3.86 x 3.10)

An indulgent room with dressing area and elegant en suite.

DRESSING AREA

Built in wardrobes and storage with oak doors, fitted luxury carpet

EN SUITE 4'10" x 5'11" (1.48 x 1.82)

A magnificent en suite shower room with fully tiled walls and floor, a double sized walk in shower with rainfall shower head, white vanity wash basin and low level W/C. Natural light from the window to side aspect and built in mirror give a sense of light and space and a heated towel rail keeps things warm.

BEDROOM THREE 10'0" x 9'1" (3.06 x 2.79)

A beautifully appointed double bedroom with recently fitted carpets, and built in storage.

BEDROOM FOUR 11'11" x 9'6" (3.65 x 2.91)

A further double bedroom with newly fitted carpets and built in storage.

BEDROOM FIVE / STUDY 10'2" x 10'0" (3.11 x 3.05)

A double bedroom with newly fitted carpet and built in storage

FAMILY BATHROOM 7'11" x 6'5" (2.415 x 1.98)

A stunning bathroom with large size ceramic tiles to walls and floor, cabinet made vanity storage with integrated wash basin and hidden system W/C. A wall sized built in mirror reflects the light from the large window creating a bright space and an indulgent enclosed bath with shower mixer taps is a great place to soak.

SECOND FLOOR

PRINCIPAL BEDROOM 20'4" x 18'9" (6.20 x 5.73)

The indulgent principal suite offers a true sanctuary of space and style. This bright and expansive room features elevated views across the town's rooftops, a generous walk-in closet, sleek built-in storage, a dedicated dressing area. and a luxurious en-suite bathroom.

DRESSING AREA

EN-SUITE/WALK IN CLOSET

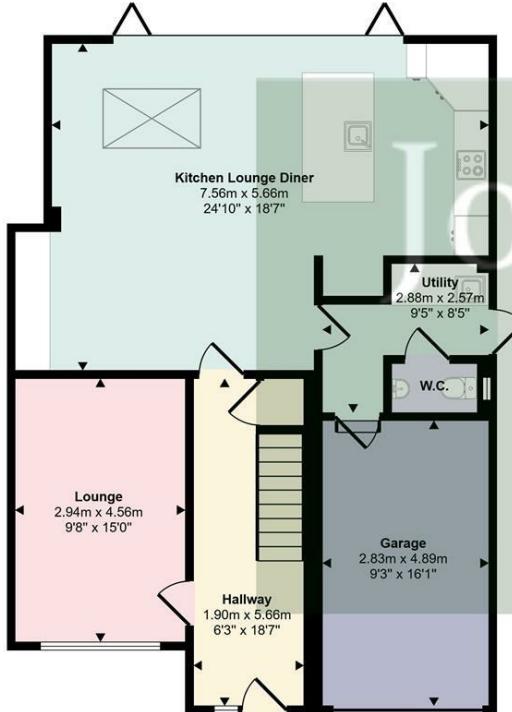
REAR GARDEN

A good sized level rear garden with two patio seating areas and maintenance free artificial grass lawn.

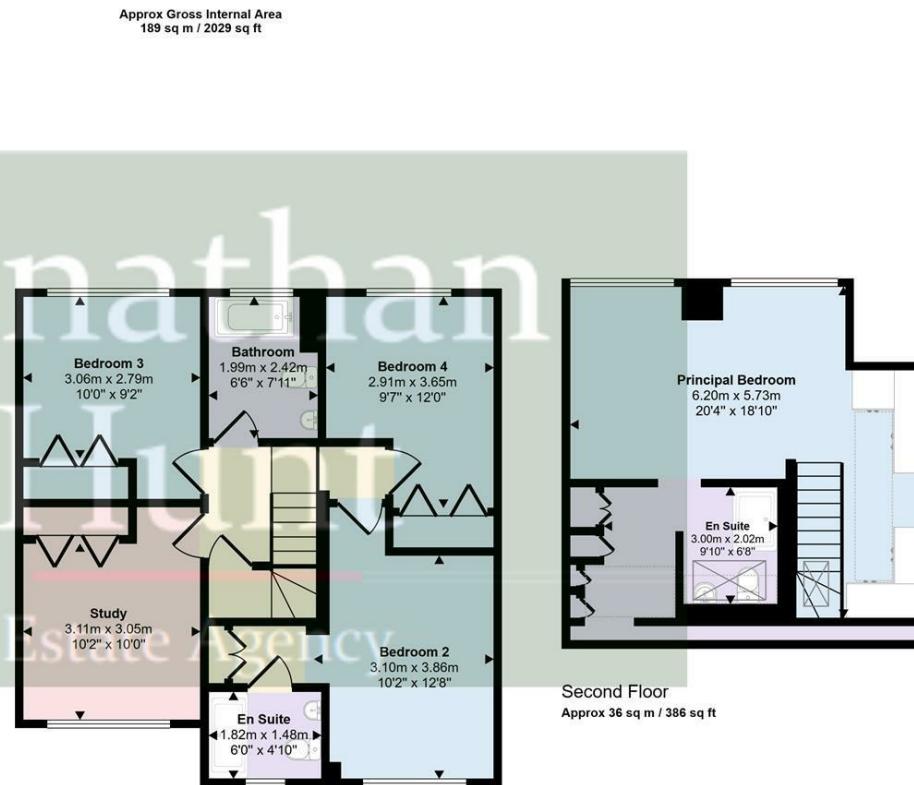




Approx Gross Internal Area
189 sq m / 2029 sq ft



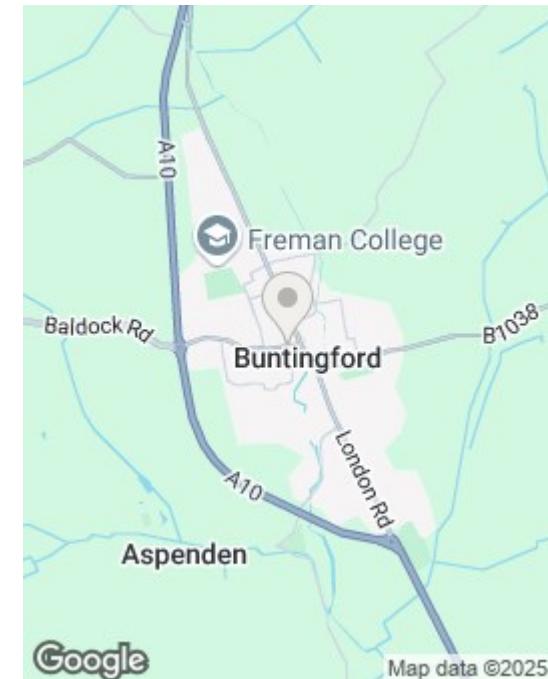
First Floor
Approx 65 sq m / 695 sq ft



Second Floor
Approx 36 sq m / 386 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.



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		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(11-20)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			