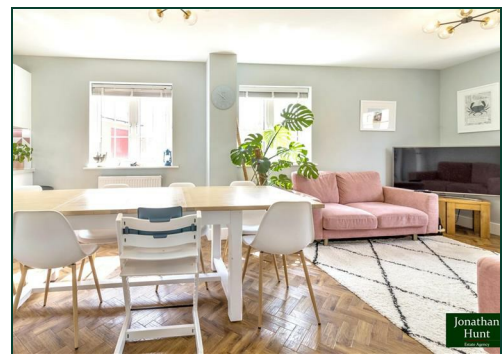
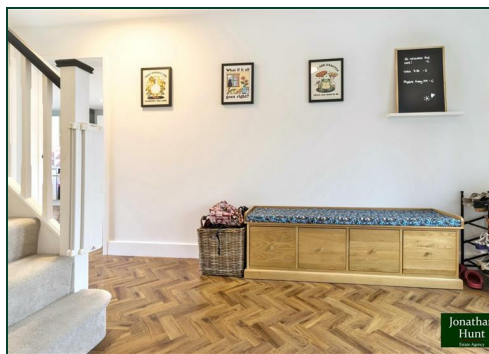


Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX
Tel: 01920 411090
8 High Street Buntingford SG9 9AG
Tel: 01763 272727
info@jonathan-hunt.co.uk
www.jonathanhunt.co.uk



3 Hurry Close, Buntingford, SG9 9UJ

Price Guide £750,000

Newly built in 2021, this modern family home delivers an impressive amount of spacious, versatile accommodation designed for easy, contemporary living.

At the heart of the home is the open-plan kitchen/diner/family room, a bright, sociable space that naturally draws everyone together. The kitchen is finished with sleek gloss cabinetry, integrated appliances and feature tiling, all in a calm, modern palette. It's very much the hub of the home and a favourite spot for cooking, chatting and entertaining.

A separate lounge offers a quieter retreat, with French doors opening straight out to the rear garden, ideal for relaxing at the end of the day. Practical touches have been well thought through: a dedicated utility room keeps the main kitchen clutter-free, and there's a ground-floor W/C for convenience.

Upstairs, four generous double bedrooms offer excellent space for furniture and storage. The main bedroom enjoys a newly fitted en-suite, and the family bathroom has also been updated with contemporary tiling and a smart, modern finish.

Outside, the detached garage has been cleverly converted to create a highly finished home workspace/games room, while still retaining a useful storage area. A large driveway provides ample off-street parking for residents and visitors.

Buntingford Branch - Company No. 10303541 VAT No. 10303541
Ware Branch - Company No. 4759215 VAT No. 700174975

3 Hurry Close, Buntingford, SG9 9UJ

HALLWAY

LOUNGE 13'2" x 12'9" (4.02 x 3.91)

STUDY 7'8" x 7'8" (2.34 x 2.34)

W/C

KITCHEN/DINER 27'9" x 10'10" (8.48 x 3.32)

UTILITY

LANDING

PRINCIPAL BEDROOM 12'8" x 10'9" (3.87 x 3.29)

BEDROOM TWO 13'0" x 9'11" (3.97 x 3.04)

BEDROOM THREE 11'8" x 10'5" (3.57 x 3.19)

BEDROOM FOUR 10'11" x 10'9" (3.35 x 3.30)

GARDEN

GARDEN ROOM 19'6" x 9'4" (5.96 x 2.86)

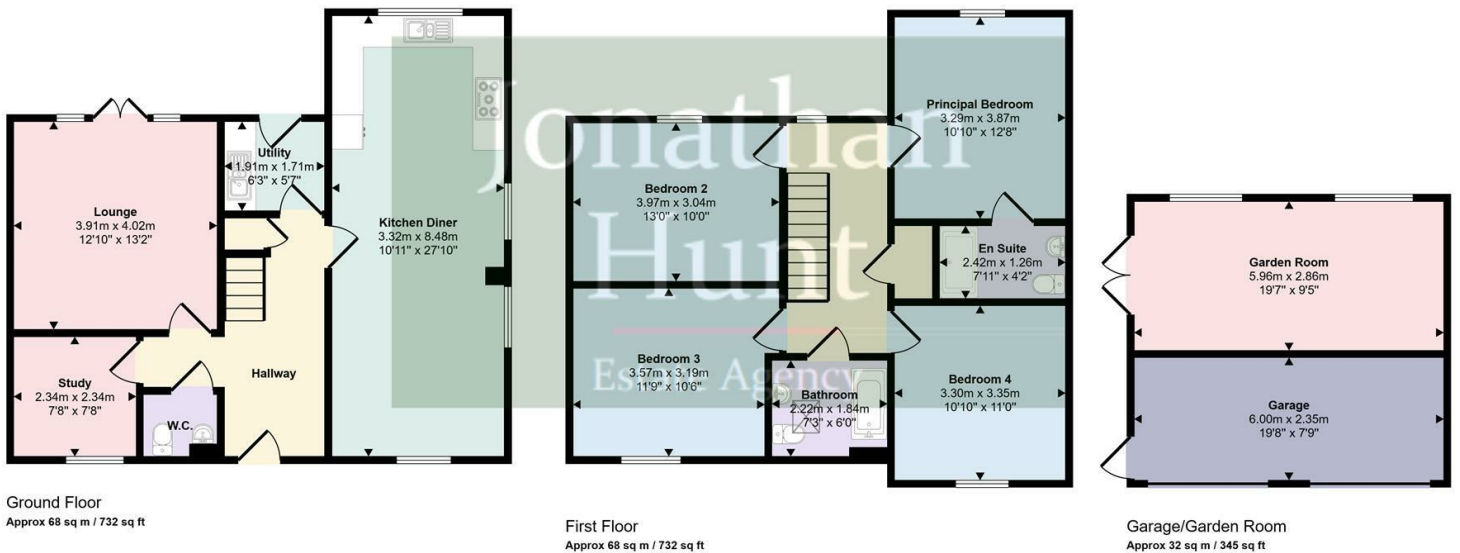
GARAGE 19'8" x 7'8" (6.00 x 2.35)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 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

Approx Gross Internal Area
168 sq m / 1809 sq ft



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.