



**17 Gallon Drive, Buntingford, SG9 9UH**

**Price Guide £585,000**

Offered Chain Free.

This nearly new, detached bungalow offers a unique opportunity to acquire a spacious, modern home with the convenience of one-level living, set on a large plot at the end of a quiet cul-de-sac. Boasting three double bedrooms, an en-suite shower room, and a stylish family bathroom with built-in vanity units, this property is perfect for comfortable living. The expansive dual-aspect lounge features patio doors that open to a sunny, non-overlooked rear garden, while the well-specified kitchen, complete with gloss white units and all white goods, is complemented by a separate utility room. Additional highlights include a large detached garage with remote power lift doors an extensive driveway and a boarded loft space. with loft ladder. Offered chain-free, with fibre optic broadband and an alarm system for added security, this home is ready for immediate occupation.

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ENTRANCE HALL

KITCHEN 12'9" x 8'4" (3.9 x 2.55)

UTILITY ROOM 8'5" x 5'8" (2.57 x 1.73)

KITCHEN pic 2

LOUNGE 15'4" x 14'2" (4.69 x 4.34)

PRINCIPAL BEDROOM 14'7" x 11'4" (4.47 x 3.46)

EN-SUITE SHOWER ROOM 10'7" x 4'0" (3.24 x 1.24)

BEDROOM TWO 11'8" x 10'5" (3.58 x 3.18)

BEDROOM THREE 10'4" x 9'6" (3.17 x 2.91)

FAMILY BATHROOM 6'7" x 6'7" (2.02 x 2.02)

REAR GARDEN

REAR GARDEN pic 2

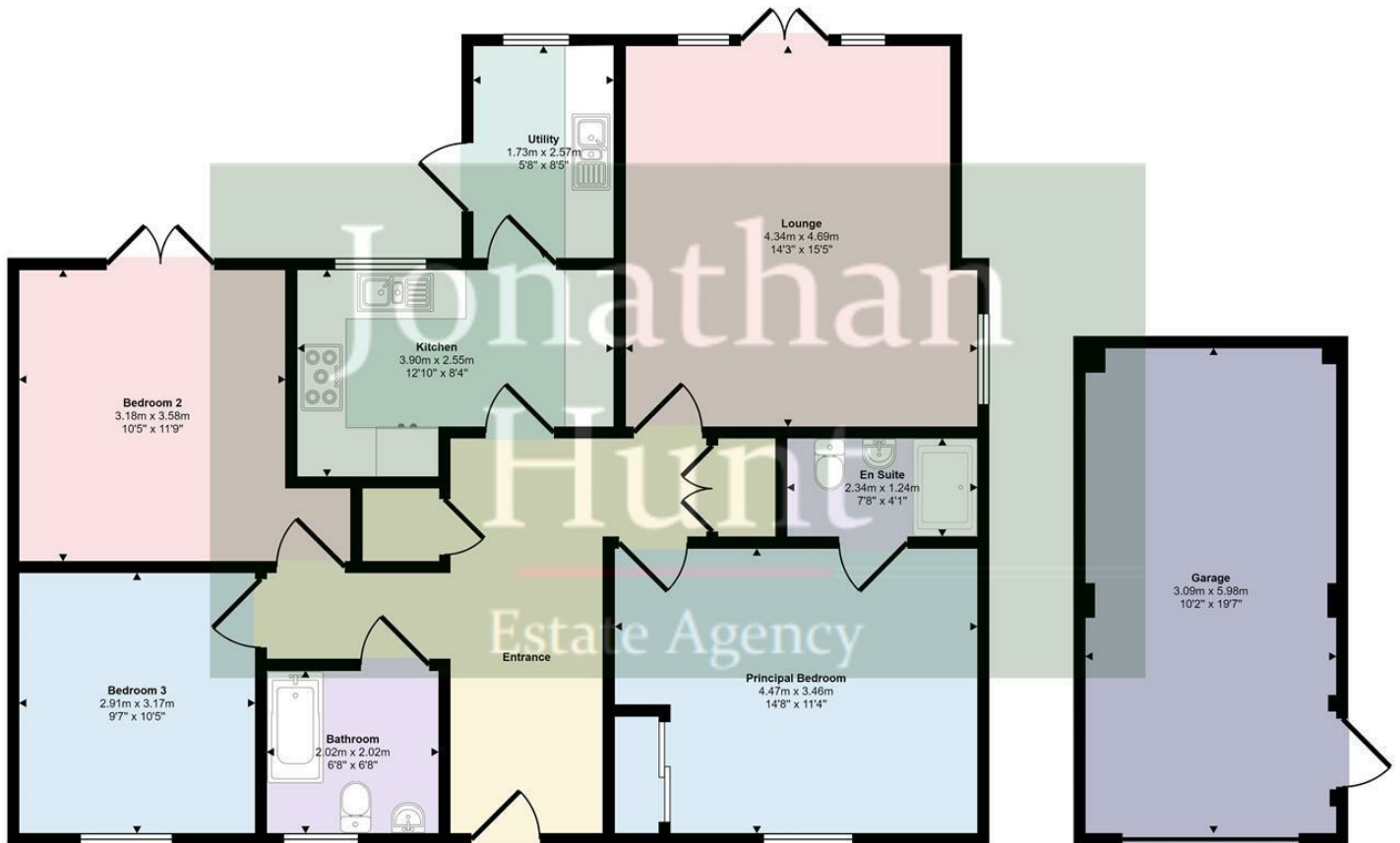
DETACHED GARAGE 19'7" x 10'1" (5.98 x 3.09)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area  
116 sq m / 1245 sq ft



## Floorplan

Approx 97 sq m / 1046 sq ft

## Garage

Approx 18 sq m / 199 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.