



**Oliver
Minton**
Sales & Lettings

**49 Buntingford Road,
Puckeridge**

Herts SG11 1RT

£1,800 Per Month

AVAILABLE FROM MID DECEMBER, E-MAIL ENQUIRIES ONLY PLEASE. Oliver Minton Village & Rural Homes are delighted to offer this new semi-detached house located on the northern fringe of the village within walking distance of the Farm Shop, lovely surrounding countryside and the High Street amenities. This 3 bedroom home comprises Entrance Hallway, Cloakroom, superb open-plan Living Room and fitted Kitchen with integrated white goods, 2 first floor Bedrooms and Family Bathroom and second floor Master Bedroom with luxury En-Suite Shower Room. There is gas central heating to radiators, double glazing and an enclosed westerly facing rear garden. Parking for two vehicles. STRICTLY NO PETS





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ENTRANCE HALLWAY 2.95m x 1.14m (9'8 x 3'9)

Composite front door with inset obscure double glazed panels. Laminate wood flooring. Radiator. Staircase to first floor. Door to Living Room/Kitchen. Door to:

CLOAKROOM

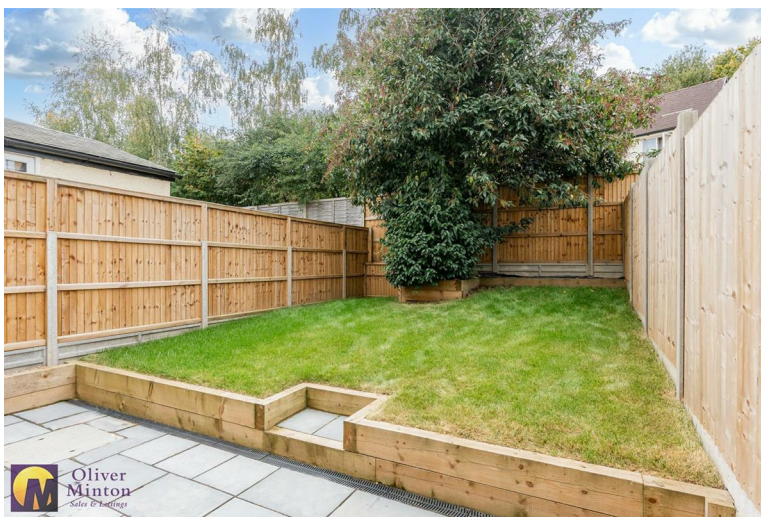
Luxury white suite comprising WC, wash hand basin with cupboard under, chrome heated towel rail, obscure uPVC double glazed window, laminate wood flooring, inset ceiling lights. Extractor fan.

SUPERB 22'7 OPEN-PLAN LIVING ROOM / KITCHEN

A bright, dual aspect room with laminate wood flooring throughout.

KITCHEN AREA 3.81m x 3.56m reducing to 2.21m (12'6 x 11'8 reducing to 7'3)

Attractive range of fitted high gloss white wall, base and drawer units with soft-closing operation. Integrated washing machine. Concealed lighting over work surfaces incorporating breakfast bar. Inset single drainer sink unit. Integrated slimline 'Electrolux' dishwasher. Integrated electric induction hob with 'Cook & Lewis' electric double oven below and extractor unit above. Integrated fridge and freezer. uPVC double glazed window to front. Radiator. Door to large under stairs storage cupboard. Inset ceiling lights.



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LIVING AREA 4.60m x 3.07m (15'1 x 10'1)

Double glazed windows and double doors to rear garden. Radiator.

FIRST FLOOR LANDING

Fitted carpet. Smoke alarm. Door to Master Suite, with further landing area, radiator, double glazed window to front and private staircase to the second floor.

BEDROOM TWO 4.62m x 2.79m < 3.18m (15'2 x 9'2 < 10'5)

2 double glazed windows to rear. Radiator.

BEDROOM THREE 2.49m x 2.16m (8'2 x 7'1)

Double glazed window to front. Radiator.

FAMILY BATHROOM 2.24m x 1.78m (7'4 x 5'10)

Attractive white suite comprising bath with glazed shower screen and shower attachment. Pedestal hand basin. WC. Chrome heated towel rail. Laminate wood flooring. Double glazed obscure window. Extractor fan. Inset ceiling lights.

SECOND FLOOR BEDROOM ONE 6.71m max x 3.07m inc wardrobes (22'0 max x 10'1 inc wardrobes)

Double glazed windows in dormer to rear. Radiator. Pair of built in under eaves wardrobe/storage cupboards. Access hatch to attic. Door to:

EN-SUITE SHOWER ROOM 2.69m x 1.40m (8'10 x 4'7)

Large shower cubicle with sliding glazed door. Pedestal hand basin. WC. Double glazed 'Velux' skylight window. Chrome heated towel rail. Laminate wood flooring. Extractor fan. Inset ceiling lights.



OUTSIDE

FRONT DRIVEWAY

Attractive permeable block paved driveway with parking for 2 cars. Side access to rear garden. EV charging point. Outside water tap.

REAR GARDEN 9.60m x 5.64m (31'6 x 18'6)

Paved patio area with step up to lawn. Enclosed by panelled fencing. Outside power point. Paved side access way with gate.

Services

All mains servicers connected: Electricity, gas, main drainage.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



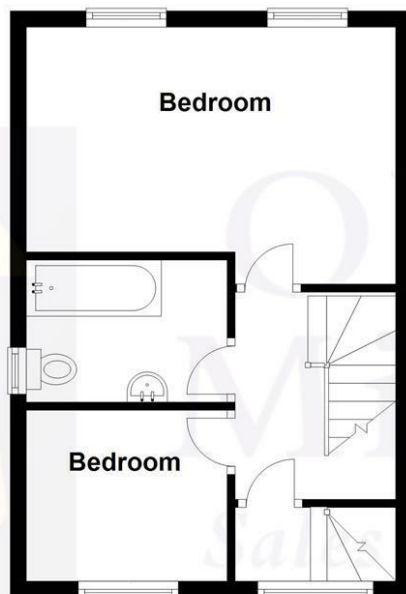
Ground Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.5 sq. feet)



Second Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 94.1 sq. metres (1013.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Tenure:

Council Tax Band: New Build

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	94
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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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