



**Oliver
Minton**
Sales & Lettings

**35 Clements Close,
Puckeridge**
Herts, SG11 1DE
Asking Price £539,995

Oliver Minton Village & Rural Homes are delighted to bring to the market this immaculately presented 3 bedroom semi-detached home, benefitting from a superb full width single storey rear extension. Stylishly improved by the present owner, with great attention to detail, the 1224 sq ft of accommodation now comprises: hallway, cloakroom, spacious extended living room, stunning open-plan fitted L-shaped 'entertaining' kitchen with extended lounge area with newly installed log burner, 3 bedrooms, en-suite shower room and family bathroom. Outside, there are 2 allocated parking spaces and an attractive landscaped rear garden with large patio and artificial lawn. Puckeridge High Street amenities are just a short walk away, as is St Thomas of Canterbury Primary School, Roger De Clare First School & Nursery and Ralph Sadleir Middle School.





HALLWAY

Front door. Staircase to first floor. Radiator with decorative cover. Inset ceiling lights. Door to built-in cloaks/shoe cupboard. Door to large recessed understairs storage cupboard housing fuse box and media hub.

CLOAKROOM

Modern white suite comprising WC and pedestal hand basin. Radiator with decorative cover. Ceramic tiled floor. uPVC double glazed obscure window.

LIVING ROOM 5.84m x 4.06m reducing to 3.56m (19'2 x 13'4 reducing to 11'8)

Part glazed double doors from hall. Radiator. Feature fireplace surround. uPVC double glazed window to rear. High sloping ceiling in rear extension section.

SUPERB OPEN PLAN L-SHAPED KITCHEN / FAMILY ROOM





KITCHEN AREA 5.31m x 4.09m reducing to 2.74m (17'5 x 13'5 reducing to 9'0)

Superb range of soft-closing wall, base, drawer and pull-out larder units with concealed lighting over white quartz work surfaces incorporating enamel sink. Integrated dishwasher, washing machine and tumble dryer. Recess for range cooker with fitted extractor canopy above. Recesses for large fridge/freezer and wine chiller. Integrated ceiling 'Bose' speakers. Cupboard concealing wall-mounted 'Glow-Worm Flexicom' gas fired boiler. Ceramic tiled floor. Radiator with decorative cover.



LOUNGE AREA 4.09m x 3.38m (13'5 x 11'1)

2 double glazed skylight windows with electronic remote control operation. Attractive newly installed wood burning stove. Integrated 'Bose' speakers.

FIRST FLOOR LANDING

uPVC double glazed window to front. Access hatch to fully boarded loft. Door to built-in airing cupboard.



BEDROOM ONE 3.30m including wardrobes x 3.25m (10'10 including wardrobes x 10'8)

uPVC double glazed window to front. Radiator. Built-in double wardrobes with mirror-fronted sliding doors. Wood laminate floor. Door to:

EN-SUITE SHOWER ROOM 2.16m x 1.93m (7'1 x 6'4)

White suite comprising WC and pedestal hand basin. Large glazed shower cubicle. Chrome heated towel rail. Ceramic tiled walls and floor. Inset ceiling lights. uPVC double glazed obscure window.

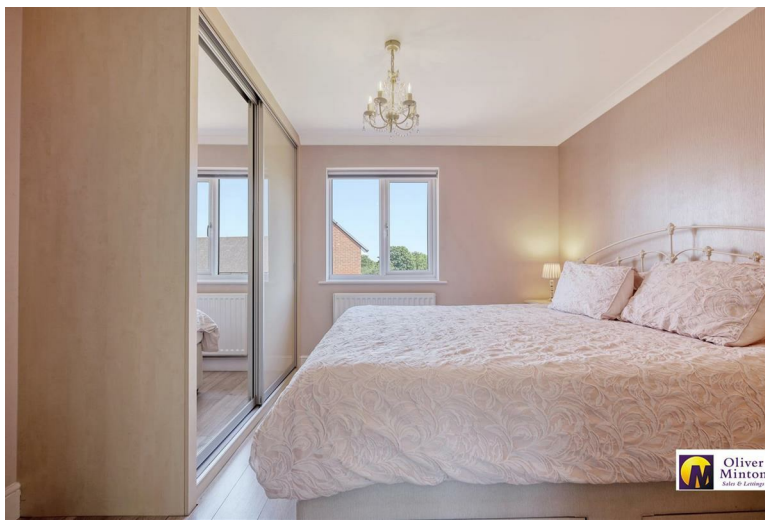
BEDROOM TWO 3.12m x 2.90m + door recess (10'3 x 9'6 + door recess)

uPVC double glazed window to front. Radiator.

BEDROOM THREE 3.12m x 1.91m (10'3 x 6'3)

uPVC double glazed window to rear. Radiator. Wood laminate floor.





FAMILY BATHROOM 2.13m x 2.06m (7'0 x 6'9)

White suite comprising WC, pedestal hand basin and panelled bath with hand shower attachment. Chrome heated towel rail. uPVC double glazed obscure window. Fully tiled walls and floor. Inset ceiling lights.

OUTSIDE

EV charging point.

LANDSCAPED REAR GARDEN

The garden has been attractively landscaped with a large raised patio area adjoining the house with steps down to an artificial lawn area. Wide paved side accessway space for garden shed and log store. Enclosed by panelled fencing. Side access gate. Outside water tap, lights and power points.

ALLOCATED PARKING FOR 2 CARS

AGENTS NOTES

There is an annual development maintenance charge of circa £280 per annum.

Mains services are connected: mains water, sewerage, electric, gas fired central heating (untested).

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



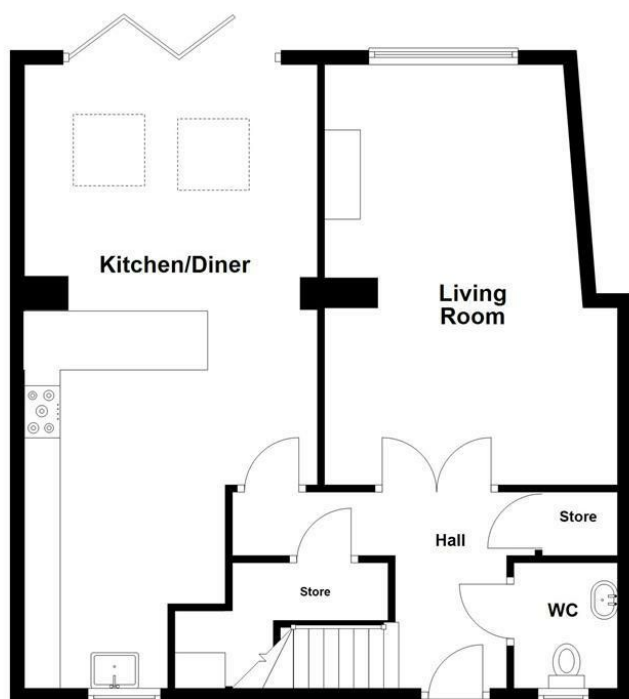


MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

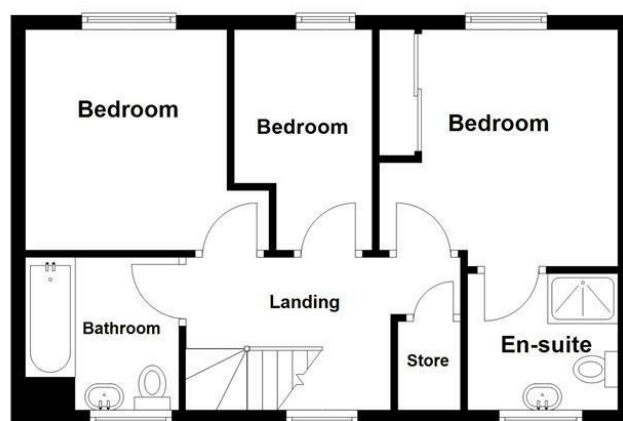
Ground Floor

Approx. 69.3 sq. metres (746.0 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 113.7 sq. metres (1223.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Clements Close

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

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	

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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