



20 Barleymead Way, Puckeridge, SG11 1FA

Offers Over £750,000



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**** CHAIN FREE **** A stunning family home, located in the pretty village of PUCKERIDGE with good amenities and close to Hertford. This has everything a modern family needs, with a welcoming lounge and stunning kitchen/diner both with patio doors leading onto a large rear garden, perfect for socialising with friends and family.

Four spacious bedrooms with the top floor comprising of 2 ensuites and walk in dressing areas. Large EXTRA walk-in storage areas . The property incorporates a separate utility and shower room along with an integrated garage to meet all of the family needs. **THIS IS A MUST SEE - call now for a viewing.**



Hallway

Entrance hall with Amtico flooring, stairs leading to first floor

Ground Floor bedroom THREE

12'11 x 12'1 (3.94m x 3.68m)

Good size room with window ideal for third bedroom or large study

Utility Room

Well proportioned modern utility room with Amtico flooring

Shower Room

Tiled modern shower with sink basin, and towel radiator

Upper Ground Floor

Lounge/Diner

24'3 x 11'8 (7.39m x 3.56m)

Impressive bright lounge with double aspect windows and two side windows. Patio doors that lead to rear garden

Kitchen

16'1 x 12'5 (4.90m x 3.78m)

Spacious white unit kitchen with impressive Bosch appliances including large Halogen hob, double oven, dishwasher and fridge freezer. Amtico flooring in the dining area with patio doors leading to rear garden

Bedroom FOUR

12'5 x 11'5 (3.78m x 3.48m)

Good size double bedroom with front window

Bathroom

Family bathroom with shower over bath. Vanity sink, towel radiator and large window

First Floor

Bedroom ONE

13' x 10'7 (3.96m x 3.23m)

Fantastic double bedroom with a walk in dressing room. Further walk in storage space can be found in the eves. Additionally a modern ensuite completes this fantastic space

Ensuite Shower Room

Ensuite Dressing Room

Bedroom TWO

11'10 x 10'5 (3.61m x 3.18m)

A good size bedroom with walk in dressing room along with a modern ensuite. Further walk in storage can be found in the eves

Ensuite Shower Room

Ensuite Dressing Room

STORAGE ROOMS

TWO large walk-in eves stoage rooms with access vai both dressing rooms

Rear Garden

Patio area leading to a large grass lawn, great for families and socialising

Garage

25'6 x 11'7 (7.77m x 3.53m)

Good size garage with additional separate storage area

Drive can encompass two cars with plenty of on road parking

Front Garden

Drive way to garage. Path to side gate for access to rear gardens



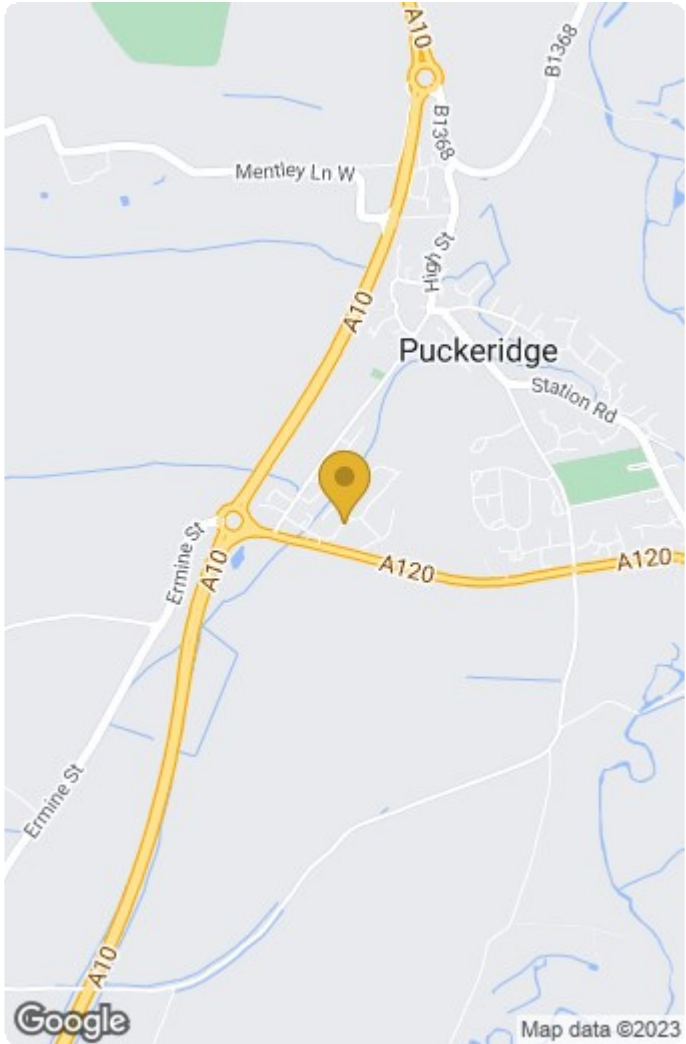




TOTAL FLOOR AREA : 2421 sq.ft. (224.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

