



11 Gallon Drive | Buntingford | SG9 9UH

Asking Price £595,000

Exceptional & spacious, this three bedroom detached house offers one of the largest plots on this Wheatley Homes development. In addition to the bedrooms there is a large sitting room, sizeable kitchen/diner, utility room, downstairs cloakroom/WC, en-suite to the master bedroom and first floor family bathroom. Benefits include plantation shutters, Megaflow hot water system, fitted storage and an EV vehicle charger. Externally there is a lawned front garden, driveway providing parking for three cars, garage with remote access and substantial rear garden with lots of paved seating areas. CALL FOR IMMEDIATE VIEWING: YOU WON'T BE DISAPPOINTED!



CHRIS DELLAR
PROPERTIES

Your estate agent

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Storm Porch

Composite front door with obscure glazed insert leading to:

Reception Hall

Wood-effect flooring. Radiator. Stairs rise to the first floor. Glazed doors to sitting room & kitchen/diner. Solid door to:

Downstairs Cloakroom/WC

5'1 x 5'0 (1.55m x 1.52m)

White suite comprising low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Ceramic floor tiles. Extractor fan.

Sitting Room

20'2 x 11'1 (6.15m x 3.38m)

Triple aspect with uPVC double glazed windows to front & side, and uPVC french doors to rear garden. Bespoke plantation shutters to windows. Two radiators. Wood-effect flooring.

Kitchen/Diner

20'3 x 11'3 (6.17m x 3.43m)

Dual aspect uPVC double glazed windows. Good range of cream units incorporating work surfaces, drawers, soft close cupboards and one & a half bowl sink unit with mixer tap over. Integrated five burner gas hob with stainless steel splashback & cooker hood above and electric double oven with grill below. Integrated fridge/freezer. Cupboard containing Ideal gas fired boiler. Radiator. Porcelain floor tiles. Door to:

Utility Room

7'5 x 5'6 (2.26m x 1.68m)

uPVC double glazed window to rear. Base unit incorporating work surface and single drainer sink unit with mixer tap. Plumbing and space for washing machine. uPVC double glazed door to rear garden. Door to:

Large Understairs Storage Cupboard

First Floor Landing

Velux double glazed window to rear. Airing cupboard containing Megaflo cylinder and linen shelving. Radiator. Doors to bedrooms & bathroom.

Bedroom One

15'3 x 11'2 (4.65m x 3.40m)

uPVC double glazed window to front. Radiator. Fitted double wardrobe. Door to:

En-suite Shower Room

7'4 x 7'3 (2.24m x 2.21m)

uPVC double glazed window with obscured glass. Suite comprising wash hand basin with mixer tap inset into vanity unit, low-level dual-flush WC with concealed cistern, and shower cubicle with handheld and rainfall shower attachments. Ladder style radiator. and inset ceiling lights.

Bedroom Two

11'1 x 10'3 (3.38m x 3.12m)

uPVC double glazed window to front. Radiator.

Bedroom Three

10'4 x 9'3 (3.15m x 2.82m)

uPVC double glazed window to rear. Radiator.

Family Bathroom

8'8 x 5'6 (2.64m x 1.68m)

Velux double glazed window to front. Suite comprising panel bath with shower attachment, fully tiled surround and glazed shower screen, wash hand basin with mixer tap inset into vanity unit and low-level dual-flush WC with concealed cistern. Ladder style radiator. Extractor fan, Ceramic floor tiles and inset ceiling lights.

EXTERIOR

Front Garden

Mainly laid to lawn with pathway to front door from:

Driveway

Providing parking for three vehicles with EV charger and access to:

Garage

11'1 x 10'3 (3.38m x 3.12m)

Remote control up & over door, personal door to rear garden, open loft storage, light & power connected.

Rear Garden

63'8 x 33'7 (19.41m x 10.24m)

Large lawn with three patio areas providing shade from the sun at appropriate times of the day.

Disclaimer

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

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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			
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