



4 Einkorn Drive | Puckeridge | SG11 1EY  
Asking Price £770,000



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Einkorn Drive | Puckeridge | SG11 1EY

Exceptional & spacious four double bedroom family house with three reception rooms, situated in a quiet cul-de-sac within walking distance of schools, shops and other amenities. The property benefits from a downstairs cloakroom/WC, utility room, luxury kitchen units and en-suite facilities to three of the bedrooms. Features include fitted dressing room to the master bedroom, bespoke plantation blinds to many of the windows and a landscaped rear garden with hot tub included. The exterior offers parking for three to four vehicles, a large single garage, front garden and wide gated side access to East facing rear garden and enclosed second side passageway. AN EARLY VIEWING IS HIGHLY RECOMMENDED !

### Porch

Courtesy light. Composite front door to:

### Reception Hall

Deep understairs storage cupboard. Amtico flooring. Radiator. Doors off.

### Sitting Room

**15'3 x 13'3 (4.65m x 4.04m)**

uPVC double glazed French doors with full height side panels to rear garden. Amtico flooring. Radiator.

### Study

**12'5 x 10'5 (3.78m x 3.18m)**

uPVC double glazed bay window to front with plantation blinds. Amtico flooring. Radiator.

### Kitchen/Diner

**17'8 x 13'10 (5.38m x 4.22m)**

uPVC double glazed window to side. Luxury range of kitchen units incorporating Corian work surfaces and inset one & a half bowl sink unit with swan neck mixer tap. Bosch double oven and grill, five ring induction hob with extractor, fridge/freezer and dishwasher are all integrated. Amtico flooring. Inset downlights. Radiator. Open to:

### Family Room

**11'7 x 9'3 (3.53m x 2.82m)**

uPVC double glazed French doors with full height side panels to rear garden. Six Velux double glazed skylights to ceiling. uPVC double glazed window to side with plantation blinds. Amtico flooring. Inset downlights. Radiator.

### Utility Room

uPVC double glazed door to side passageway. Base cupboard containing water softener. Fitted work surface. Space & plumbing for washing machine and tumble dryer. Amtico flooring. Inset downlights. Extractor fan.

### Downstairs Cloakroom/WC

Half pedestal wash hand basin and low flush WC with concealed cistern. Extensive tiling to splashback areas. Amtico flooring. Extractor fan. Radiator.

### Galleried First Floor Landing

uPVC double glazed window to front with plantation blinds. Airing cupboard with water and header tank. Radiator. Doors off.

### Bedroom One

**13'8 x 10'5 (4.17m x 3.18m)**

uPVC double glazed window to rear with plantation blinds. Radiator. Doors to en-suite and:

### Dressing Room

uPVC double glazed window to rear with plantation blinds. Fitted hanging rails. Radiator.

### En-suite Shower Room

uPVC double glazed window to side with obscured glass. Double length shower cubicle, vanity unit with inset wash hand basin, and low flush WC with concealed cistern. Amtico flooring. Ladder style radiator. Extractor.

### Bedroom Two

**13'8 x 11'10 (4.17m x 3.61m)**

uPVC double glazed window to rear with plantation blinds. Built-in double wardrobe. Radiator. Door to:

### En-suite Shower Room

uPVC double glazed window to side with obscured glass. Double length shower cubicle, vanity unit with inset wash hand basin, and low flush WC with concealed cistern. Amtico flooring. Ladder style radiator. Extractor.

### Bedroom Three

**11'0 x 10'1 (3.35m x 3.07m)**

uPVC double glazed window to front with plantation blinds. Radiator. Door to shared en-suite.

### Bedroom Four

**10'5 x 10'0 (3.18m x 3.05m)**

uPVC double glazed window to front with plantation blinds. Radiator.

### Family Bathroom

uPVC double glazed window to side with obscured glass. Panel enclosed bath with mixer tap & shower attachment, vanity unit with inset wash hand basin, and low flush WC. Separate shower cubicle. Amtico flooring. Ladder style radiator. Extensive tiling to splashback areas. Extractor fan.

## EXTERIOR

### Front Garden

Mainly laid to lawn with low hedges and shrubs to borders.

### Driveway

Block paved driveway providing parking for three/four vehicles. Access to gated side access and:

### Garage

**20'7 x 10'10 (6.27m x 3.30m)**

Up & over door, light and power connected. Internal door directly into reception hall.

### Wide Gated Side Access

Pathway via gate to rear garden.

### Landscaped Rear Garden

Deep paved patio area to rear of house, with hot tub. Picket fence with steps & gate leading up to the two tiered lawn.

### Wide Passageway

The second side passageway provides storage space and access to utility room from the rear garden. Outside light and garden tap.

### 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.





Ground Floor

First Floor

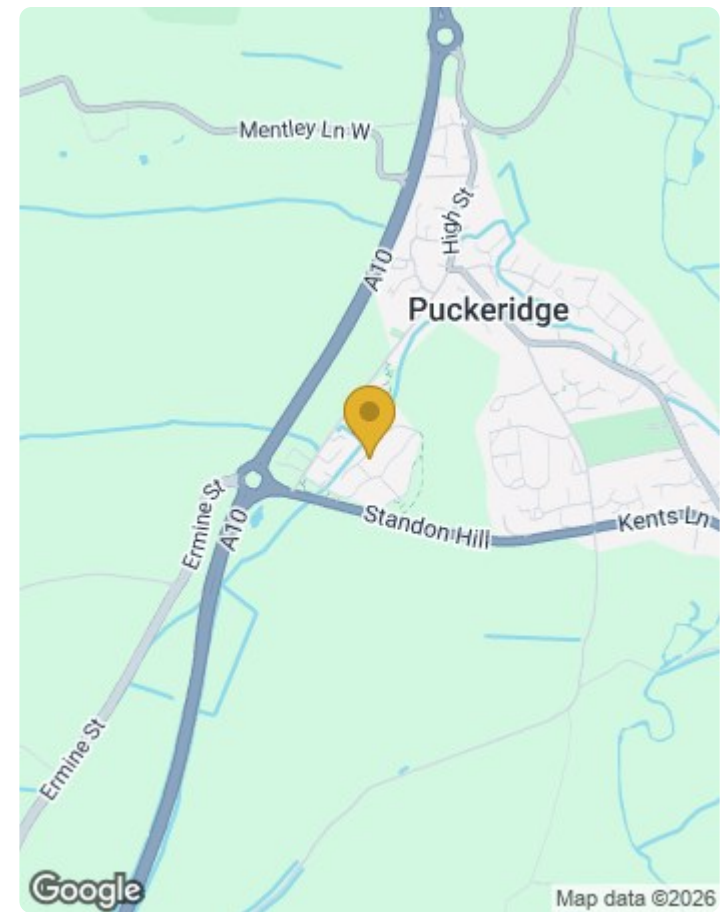


**Einkorn Drive**

Approximate Gross Internal Floor Area : 194.50 sq m / 2093.58 sq ft  
(Including Garage)

Garage Area : 20.70 sq m / 222.81 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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			
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