



## Ermine Street | Colliers End | SG11 1ER

**Offers In Excess Of £375,000**

Rarely available 3/4 bedroom barn conversion offering flexible accommodation over three floors, with modern wet room and first floor family bathroom. Lots of appropriate detail including exposed timbers, inglenook fireplace, wood burner, latch doors and wooden flooring. Externally there is a small front garden, landscaped rear garden and off street parking for two vehicles. Please call to arrange an immediate viewing of this exceptional property.



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)

Picket fence to front with gate and steps leading up to partly glazed entrance door into:

### Dining Room

**11'8" x 8'3" (3.56 x 2.51)**

Two double glazed windows to side. Exposed beams & wooden timbers. Staircase to first floor. Folding latch door to kitchen and opening to:

### Sitting Room

**17'0" x 12'2" (5.18 x 3.71)**

Double glazed window to side. Inglenook fireplace with exposed brick surround and hearth & wood burner. Two radiators. Obscure glass windows to side. Wooden floorboards. Built-in storage cupboard. Double glazed French doors to garden.

### Kitchen/Breakfast Room

**13'1" x 10'9" (3.99 x 3.28)**

Double glazed stable door to front garden. Range of farmhouse style wall and base units incorporating granite work surfaces, drawers, butler sink with mixer tap, pull out ironing board and breakfast bar. Electric powered Rangemaster five plate cooking range with fan assisted oven and second oven/warmer plus separate grill. Range-master cooker hood. Tiled splashbacks. Integrated fridge. Inset downlights. Slate effect floor covering. Exposed timbers. Double glazed window to front. Latch door to:

### Inner Lobby

Good size cupboard containing space and plumbing for washing machine & dishwasher. Latch door to:

### Wet Room

Recently installed, with fully tiled walls, soaking shower and ceramic floor tiles incorporating drain-away. Wall mounted wash hand basin and low flush WC. Inset downlights. Extractor fan. Double glazed window to rear with obscure glass.

### First Floor Landing

Double glazed skylight window and two cathedral style windows to side. Exposed timbers. Wooden flooring. Latch doors to bedrooms & bathroom.

### Bedroom One

**15'10" x 11'9" (4.83 x 3.58)**

Vaulted ceiling with exposed beams (restricted head height). Four skylights. Wooden floorboards. Built-in wardrobe and separate fitted wardrobe. Wooden door to first floor loading door.

### Bedroom Two

**13'3" x 7'6" (4.04 x 2.29)**

Dual aspect double glazed windows. Fitted cupboard with hanging rail. Double radiator. Exposed timbers. Staircase to:

### Dressing Room

**7'7 x 5'10 (2.31m x 1.78m)**

### Bedroom Three

**11'0" x 7'3" (3.35 x 2.21)**

Double glazed window to front. Built-in double wardrobe and exposed timbers. Staircase to:

### Study/Bedroom Four

**7'3" x 6'0" (2.21 x 1.83)**

Double glazed window to side. Wooden floorboards. Skylight window to rear. Recess to under eaves storage.

### Bathroom

Roll top bath on plinth, white wash hand basin & low flush WC. Radiator. Skylight window. Exposed timbers.

### Front Garden

Mainly laid to lawn. Chicken house.

### Rear Garden

Courtyard style rear garden with decorative block paving, working well & arbour with established grape vine. Log store. Storage shed with electric power. Outside security light. Low pedestrian gate leading out to parking area.

### Parking Area

Providing parking spaces for two vehicles.

### Energy Performance Certificate

