



**Stearn Way | Buntingford | SG9 9GH**

**Asking Price £340,000**

Situated in a small cul de sac and constructed in 2016, this two double bedroom mid terraced house is a spacious home with high specification fittings throughout including granite worktops in the kitchen and fully tiled en-suite and bathroom. Of particular note is the allocated parking for two cars just outside the front door. There is a small front garden and a lengthy rear garden mainly laid to lawn with decked area and storage shed. This highly desirable property is available for immediate viewing!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Storm Porch

With courtesy light over double glazed front door leading into:

### Entrance Hall

Stairs to first floor. Radiator. Doors to lounge/diner, downstairs cloakroom/WC and:

### Kitchen

**10'5 x 8'0 (3.18m x 2.44m)**

uPVC double glazed window to front. Good range of cream units incorporating granite work surfaces, drawers, soft close cupboards and one & a half bowl sink unit with mixer tap over. LED under-counter lighting. Integrated five burner gas hob with stainless steel splashback & cooker hood above and with electric oven/grill below. Integrated fridge/freezer, washer/dryer and dishwasher. Inset ceiling lights.

### Lounge/Diner

**16'7 x 12'9 (5.05m x 3.89m)**

uPVC double glazed French doors to rear garden. Large walk-in storage cupboard. Inset downlights. Radiator.

### Downstairs Cloakroom/WC

White wash hand basin and low flush WC. Tiled walls. Radiator. Extractor fan.

### First Floor Landing

Airing cupboard. Access via hatch to boarded loft space. Doors to bedrooms and family bathroom.

### Bedroom One

**12'10 x 10'10 (3.91m x 3.30m)**

Double glazed windows to front. Radiator. Door to:

### En-suite Shower Room

Shower cubicle, white pedestal wash hand basin and low flush WC. Ladder style radiator/towel rail. Extractor fan.

### Bedroom Two

**12'10 x 10'11 (3.91m x 3.33m)**

uPVC double glazed window to rear. Radiator.

### Family Bathroom

White suite comprising panel enclosed bath, pedestal wash hand basin & low flush WC. Fully tiled walls & floor. Ladder style radiator/towel rail. Extractor fan.

### Front Garden

Pathway to front door. Established shrubbery.

### Driveway

Providing off street parking for two vehicles.

### Rear Garden

Decked area. Extensive lawn with pathway leading to garden shed and gated rear access.

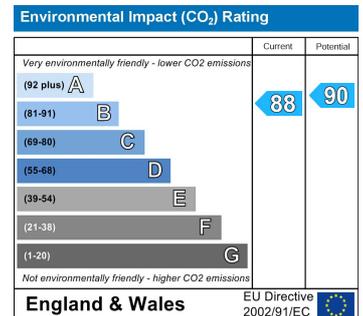
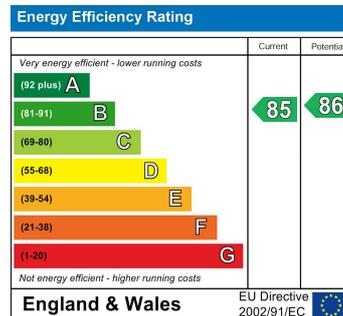
### NB:

There is an estate charge payable which is currently £239.82 per annum.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & 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 property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate



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