



Moorfield | Hare Street | SG9 0EB

Asking Price £350,000

Exceptionally well presented three bedroom terraced house with contemporary feel throughout, situated in the small village of Hare Street two miles East of Buntingford. The property offers a spacious lounge/diner, conservatory, modern kitchen and downstairs cloakroom/WC. In addition, all of the bedrooms have a walk-in wardrobe and the bathroom has a modern white suite with P-shaped bath & glass shower screen. The property further benefits from a recently installed wi-fi electric heating system. Externally there is an Astroturf lawn, garage to rear plus off street parking. An internal viewing is highly recommended. No upper chain.



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

Upvc double glazed front door with arched obscure glass insert, leading into:

Conservatory

9'6 x 8'9 (2.90m x 2.67m)

Upvc double glazed window to front and glass panes to roof. Wooden floor with underfloor heating. Large opening/hatch through to kitchen. Opening to:

Hallway

Stairs to first floor with cupboard under. Cloaks cupboard. Radiator. Doors to kitchen, lounge/diner and:

Downstairs Cloakroom/WC

Obscure, bevelled glass to side. White wash hand basin set into vanity unit, and low flush WC. Ladder style electric heater. Tiling to walls and ceramic floor tiles. Coloured glass bricks to one wall providing borrowed light.

Kitchen

10'9 x 8'0 (3.28m x 2.44m)

Range of base units with wooden work surfaces incorporating circular stainless steel double bowl sink unit with swan neck mixer tap. Tall unit housing Neff double oven & grill. Inset electric hob with extractor hood over. Tiling to splashback areas. Space for fridge/freezer. Space & plumbing for washing machine. Ceiling spotlights. Large opening/hatch through to conservatory, with coloured glass bricks either providing borrowed light.

Lounge/Diner

20'0 x 16'0 (6.10m x 4.88m)

Lounge Area

Large and airy living area with wooden floor. Various recesses for home cinema with lighting and television aerial point. Radiator.

Dining Area

Three part double glazed patio doors to rear garden. Wooden floor. Radiator.

First Floor Landing

Loft hatch. Doors to bedrooms and bath/shower room.

Bedroom One

14'7 x 8'0 (4.45m x 2.44m)

Upvc double glazed window to rear. Open front walk-in wardrobe. Radiator.

Bedroom Two

18'6 x 7'8 (5.64m x 2.34m)

Upvc double glazed window to rear. Radiator. Two walk-in wardrobes.

Bedroom Three

10'3 x 7'8 (3.12m x 2.34m)

Upvc double glazed window to front. Walk-in wardrobe. Radiator.

Bath/Shower Room

High level Upvc double glazed window to front with obscure glass. White suite comprising P-shaped bath with shower over and separate mixer tap with shower attachment & glass shower screen, pedestal wash hand basin set into vanity unit and low flush WC. Tiled walls. Ladder style electric heater and separate wall mounted electric fan heater. Ceramic tiled flooring.

Front Garden

Laid to lawn with pathway to front door.

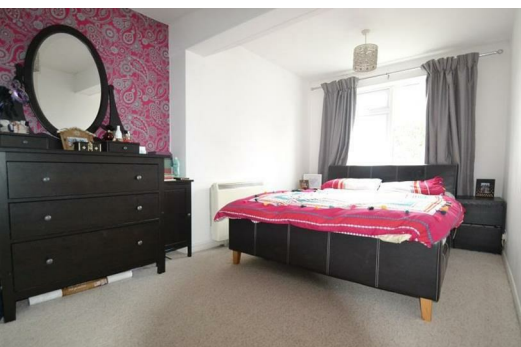
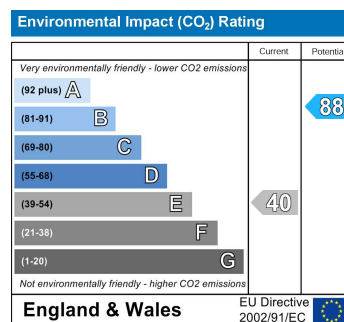
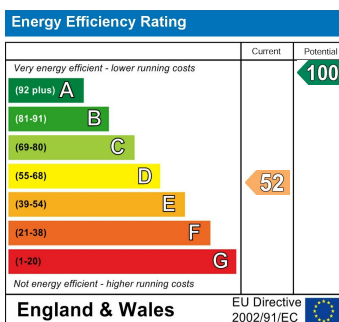
Rear Garden

Patio leading to Astroturf lawn area with fenced boundaries. Paved pathway to further patio area at rear, two garden sheds. Access via Upvc sliding patio doors to garage (currently used as a Music Room). Rear gated access to parking area.

Single Garage

Currently used as a music room, with up & over door and with mains power connected. Upvc double glazed sliding patio doors to rear garden.

Energy Performance Certificate



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