

64 Stearn Way | Buntingford | SG9 9GH

Asking Price £499,995

Extended and deceptively spacious three bedroom semi-detached house offering state of the art appliances and fittings, with the advantage of a large family room having been added on the ground floor. The property benefits from a downstairs cloakroom, gas fired central and uPVC double glazing. Features include en-suite to the main bedroom with double length shower cubicle; landscaped south-westerly facing rear garden and parking for three vehicles. This attractive family house is within walking distance of Buntingford first school and all the town centre amenities. AN EARLY VIEWING IS HIGHLY RECOMMENDED !







CHRIS DELLAR
PROPERTIES
Your estate agent

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Storm Porch
Courtesy light over double glazed front door leading into:

Reception Hall
Stairs to first floor landing with low level understairs storage cupboard. Wood lamiante floor covering. Radiator. Doors off.

Living Room
18'8 x 9'6 (5.69m x 2.90m)
uPVC double glazed bay window to front. Two radiators. Media centre comprising low level storage cupboard with shelving above. Wood laminate floor covering.

Kitchen/Dining Room
16'4 x 14'8 (4.98m x 4.47m)
Good range of wall & base units incorporating granite work surfaces, drawers, soft close cupboards and inset one & a half bowl single drainer sink unit with mixer tap over. LED under counter lighting. Integrated Zanussi five burner gas hob with stainless steel splashback, cooker hood above and electric oven/below below. Integrated Zanussi fridge/freezer, washer/dryer and dishwasher. Fitted wine cooler. Ceramic floor tiles. Two radiators. Inset ceiling lights. Open to:

Family Room
14'10 x 9'11 (4.52m x 3.02m)
uPVC double glazed window to side. Wood laminate floor covering. Radiator. Two double glazed skylights. Range of bi-fold double glazed doors to rear garden.

Downstairs Cloakroom/WC
4'3 x 2'8 (1.30m x 0.81m)
Wall mounted wash hand basin and low flush WC. Underfloor heating. Extractor fan. Tiling to flooring and walls.

First Floor Landing
uPVC double glazed window to side over staircase. Large fitted storage cupboard. Doors to bedrooms and bathroom.

Bedroom One
13'10 x 11'3 (4.22m x 3.43m)
uPVC double glazed window to front. Radiator. Door to:

Ensuite Shower Room
8'6 x 5'3 (2.59m x 1.60m)
Double length shower cubicle, wash hand basin and low flush WC. Ladder style radiator. Extractor fan. Ceramic floor and wall tiles.

Bedroom Two
12'3 x 8'11 (3.73m x 2.72m)
uPVC double glazed window to rear. Radiator.

Bedroom Three
10'7 x 6'11 (3.23m x 2.11m)
uPVC double glazed window to rear. Radiator.

Bathroom
6'11 x 5'11 (2.11m x 1.80m)
Suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin and low flush WC. Ceramic floor and wall tiles. Ladder style radiator. Extractor fan.

EXTERIOR

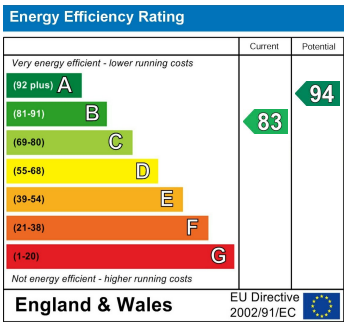
Front Garden
Small lawn and pathway to front door.

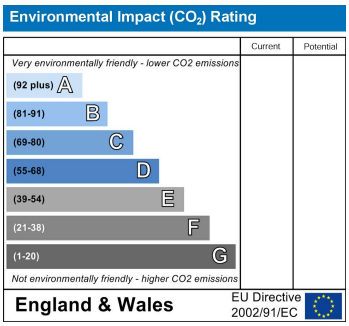
South West Facing Rear Garden
Landscaped, with extensive decking. Short flight of steps up to lawn. Timber storage shed. Security lighting. Gated side access leading to:

Driveway
Parking situated at the side of the house accommodating up to three vehicles.

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











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