



**Oliver  
Minton**  
*Village & Rural Homes*



**10 South Road, Puckeridge SG11 1TH**

**- Guide Price £590,000 Freehold**



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**Oliver Minton Village & Rural Homes are delighted to present this attractive and beautifully maintained older style, three bedroom semi-detached family home, occupying a generous 0.13-acre plot in a desirable non-estate position. Ideally located within walking distance of Puckeridge village schools and amenities, the property also enjoys open countryside views to the rear.**

Set approximately 68 feet back from the road, the home benefits from a substantial frontage that includes a superb detached studio/outbuilding with adjoining storage - ideal for home working, hobbies or a variety of other uses.

The generous rear garden backs directly onto open farmland and provides access to ample parking. There may also be potential to reinstate a good-sized garage, subject to any necessary consents, with a garage having previously occupied the site.

Well presented throughout by the current owners, the property features Upvc double glazing and gas-fired central heating throughout. The accommodation comprises a traditional entrance hall, guest cloakroom/WC, spacious living/dining room, separate reception room and well equipped kitchen/breakfast room. Upstairs, there is a principal bedroom with a contemporary, open-plan en-suite shower area, two further bedrooms and a modern family bathroom.

**Accommodation :** Front door opening to:

**Entrance Hall :** Stairs rising to first floor. Radiator. Wood laminate flooring. Door to:

**Guest Cloakroom/W.C :** White suite: Low flush w.c. Vanity wash hand basin with cupboard beneath. Extractor fan. Double glazed window.

**Front Reception Room -** 4.19m x 2.92m (13'8" x 9'6") Double glazed bow window to front. Radiator. Wood laminate flooring.

**Living/Dining Room -** 6.49m x 3.59m (21'3" x 11'9") Lovey light and bright room with wide double glazed bi-folding doors opening to the garden. Built-in low level cupboard and shelving. Attractive fire surround and hearth with inset wood burning stove. Wood laminate flooring. Radiator. Door to:

**Kitchen/Breakfast Room -** 6.7m x 2.2m (21'11" x 7'2") Fitted with a range of modern, cream high gloss wall, base, carousel and larder units with complementary work surfaces and tiled splash-backs. Inset stainless steel sink and drainer. Built-in double oven grill and ceramic hob with illuminated extractor hood over. Spaces for American style fridge/freezer, washing machine, tumble dryer and dishwasher. Matching breakfast bar. Radiator. Double doors opening to the garden.

**First Floor :** Half landing with double glazed window to side. Additional window to main landing. Linen cupboard. Loft access hatch. Loft houses recently installed 'Ideal' gas fired combination boiler.

**Principal Bedroom -** 5.59m x 3.86m (18'4" x 12'7") Double glazed window to rear aspect with lovely views over farmland. Range of fitted wardrobe cupboards to one wall. Decorative cast iron fireplace. Open plan to:

**Shower Area :** To one end of the room there is a walk-in shower with curved glazed screen and a contemporary glass wash hand basin on a chrome stand. Column radiator with towel rail. Concealed, built-in cupboards.

**Bedroom -** 3.18m x 3.04m (10'5" x 9'11") Double glazed window to front. Radiator.

**Bedroom -** 3.53m x 2.26m (11'6" x 7'4") Double glazed window to rear, again with lovely countryside views. Radiator.

**Bathroom -** 2.35m x 2.17m (7'8" x 7'1") Modern white suite: Panel enclosed bath with mixer tap and hand held shower attachment. Low flush w.c. Pedestal wash hand basin. Chrome heated towel rail. Tiled walls. Wood laminate flooring. Obscured double glazed window.

**Front Garden :** Pathway and steps to a wide, raised porcelain tiled terrace to the front door with the remainder laid to lawn. The front garden also houses the outbuilding/studio.

**Outbuidling/Studio -** 3.65m x 3.57m (11'11" x 11'8") Plus additional STORAGE AREA 3.65m x 1.87m (11'11" x 6'1")

Great addition to anyone that works from home, needs room for hobbies or a gym or just a great space for outdoor entertainment. Power and light connected.

**Rear Garden :** Generous rear garden backing open farmland. Full width patio to the immediate rear of the house, with the remainder mainly laid to lawn with mature borders. Gated access to parking area.

**Parking :** There is a vehicular right of way via a service road just a few doors along in South Road, which takes you to the back of the rear garden. Ample parking can be found here with a gated access into the rear garden.

**Services :** All mains services connected, electricity, water and drainage. Gas central heating to radiators (untested)

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

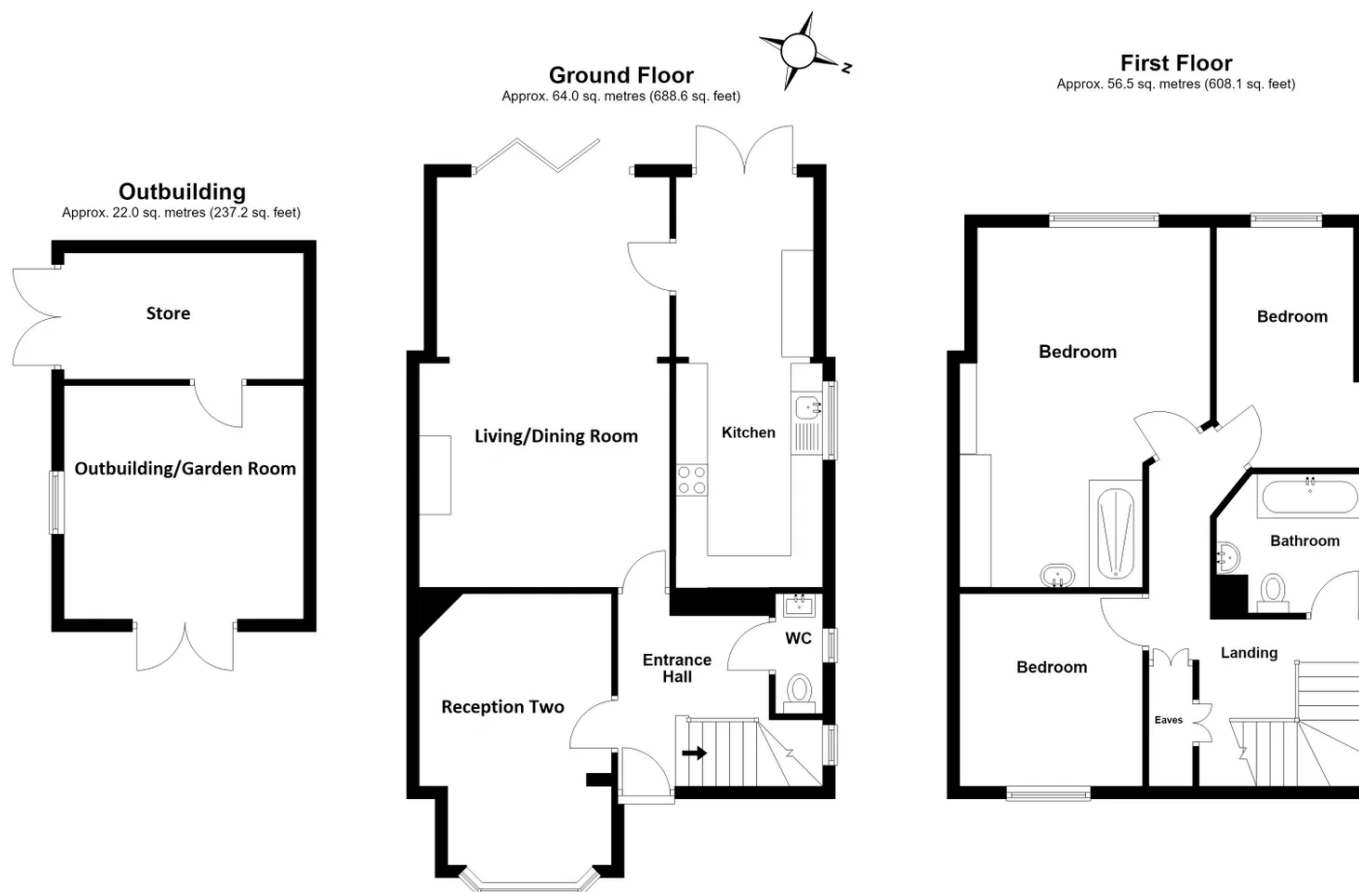






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Total area: approx. 142.5 sq. metres (1534.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

South Road



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 57                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



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## VIEWING ARRANGEMENTS

Stanstead Abbots Office - 01920 412600  
Roydon Office - 01279 888212

[www.oliverminton.com](http://www.oliverminton.com)