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4 Knights Close, Buntingford, SG9 9SE

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Asking Price £725,000

- Spacious four-bedroom detached family home
- Quiet cul-de-sac location on the popular Bovis development
- Bright lounge and stylish open-plan kitchen/dining area
- Main bedroom with en-suite shower and dressing room
- Secluded landscaped rear garden with BBQ area and hot tub
- 1,916 sq ft of well-planned living space
- Walking distance to schools, shops, and local amenities
- Versatile study/playroom and separate utility room
- Family bathroom and three additional double bedrooms
- Driveway with space for three vehicles

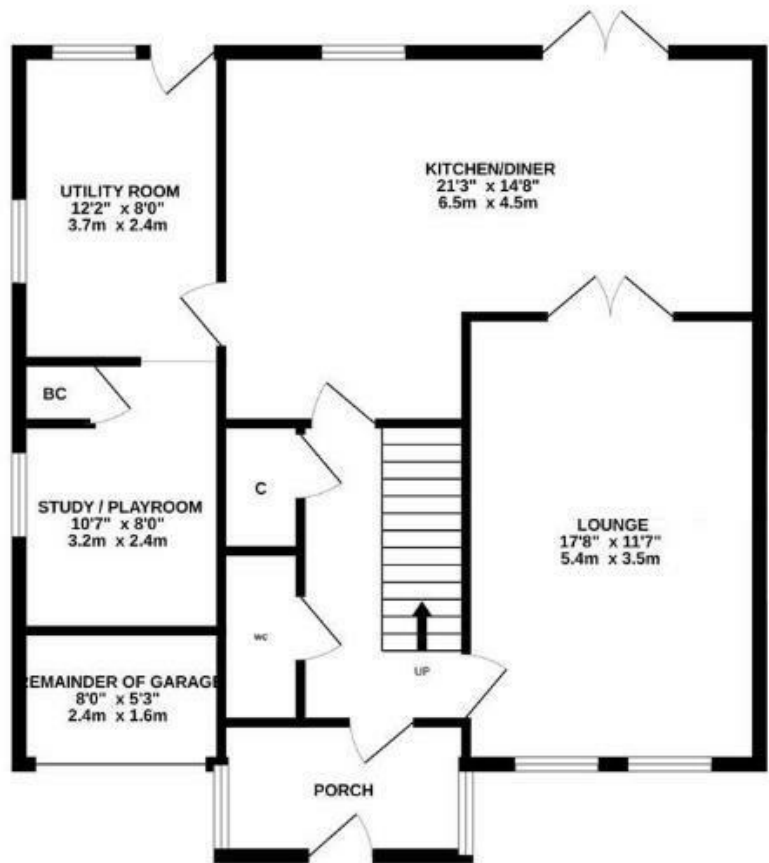
This modern and spacious four-bedroom detached family home occupies 1,616 sq ft and is perfectly positioned in a quiet cul-de-sac on the highly sought-after Bovis development. Ideally located within easy walking distance of local schools, shops, and amenities, the property offers an ideal blend of comfort, space, and practicality.

The well-planned accommodation includes a bright and welcoming lounge, a stylish open-plan kitchen/dining area perfect for family living and entertaining, a versatile study/playroom, and a separate utility room. Upstairs, there are four generous double bedrooms, including a main bedroom with en-suite shower and dressing room, complemented by a modern family bathroom.

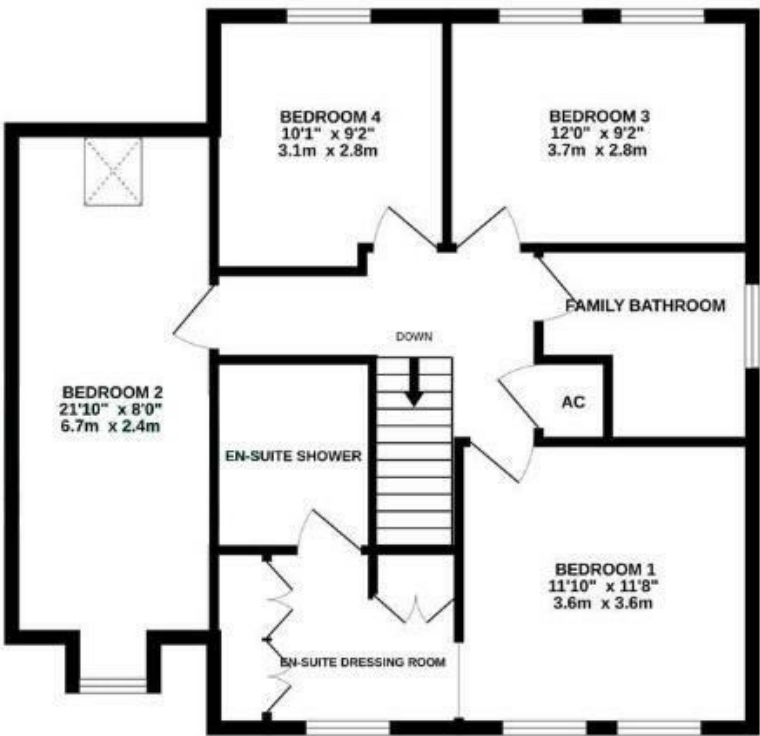
Outside, the home features a beautifully landscaped and secluded rear garden with a BBQ area and hot tub, ideal for entertaining or relaxing. To the front, there is a driveway with space for three vehicles.

A superb family home in a desirable and convenient location — early viewing is highly recommended.

GROUND FLOOR  
854 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (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                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

**Entrance Porch**

Tiled floor. Door to:

**Entrance Hall**

Oak flooring, radiator, storage cupboard, under stairs cupboard. Door to:

**W/C**

Comprising low level wc, wash hand basin, tiled floor, heated towel rail.

**Lounge**

Dual windows to front aspect, Limestone fireplace with living flame gas fire inset, Engineered Oak flooring, radiator, tv point. Glazed double doors to:

**Kitchen/Diner**

Re-fitted with a matching range of Hi-Gloss wall and base units with butchers block work surfaces, 1 & 1/2 bowl sink unit with mixer tap, integrated double oven and grill, integrated microwave, integrated warming drawer, 4 plate gas hob with extractor hood fitted, tiled floor to kitchen, Oak flooring to dining area, window to rear aspect, French doors to rear garden. Door to:

**Utility Room**

Comprising Re-fitted Hi-Gloss wall and base units with butchers block work surfaces, inset sink unit with mixer tap, plumbing for washing machine, recess for tumble dryer, tiled floor, radiator, windows to side and rear, door to rear garden. Door to:

**Study/Playroom**

Window to side, fitted carpet, cupboard housing gas fired boiler.

**First Floor****Landing**

Fitted carpet, radiator, access to loft, airing cupboard housing hot water cylinder and shelving. Door to:

**Bedroom One**

Dual windows to front aspect, fitted carpet, radiator, tv point. Archway to:

**En-Suite Dressing Room**

Range of built in wardrobes, obscure glazed window to front, fitted carpet, radiator. Door to:

**En-Suite Shower Room**

Re-fitted suite comprising walk-in shower cubicle with wall mounted mixer shower & separate attachment, wash hand basin, low level wc, tiled walls, tiled floor, heated towel rail, extractor fan.

**Front**

Access to remainder of garage/store.

**Bedroom Two**

Window to front aspect and further velux window to rear, fitted carpet, radiator.

**Bedroom Three**

Dual windows to rear aspect, fitted carpet, radiator.

**Bedroom Four**

Window to rear aspect, fitted carpet, radiator.

**Bathroom**

Re-fitted 3 piece suite comprising panel enclosed bath with wall mounted mixer shower, wash hand basin, low level wc, tiled splash backs, tiled floor, heated towel rail, extractor fan, obscure glazed window to side.

**Outside****Landscaped Garden**

Beautifully landscaped rear garden with elegant paved patio area leading to artificial lawn and shrub borders, gazebo, brick built BBQ, outside lighting, outside water tap, timber shed, side pedestrian access.

**Driveway**

Driveway for up to three vehicles with outside lights.

**Agents Note**

Loft has pull down ladder and light. It is fully boarded.

Boiler is located in the study. Last serviced 2024.





