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29 Tollsworth Way, Puckeridge, SG11 1UR

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Price £520,000

Situated in the desirable village of Puckeridge, this well-presented semi-detached home on Tollsworth Way offers generous and versatile accommodation ideal for modern family living.

Extending to approximately 1,353 sq ft, the property provides well-balanced space throughout. The ground floor features a modern refitted kitchen, two spacious reception rooms, perfect for both relaxing and entertaining, with a layout designed to create an open flow and a bright, welcoming feel. The French doors leading to the south facing rear garden ensure plenty of natural light floods the space.

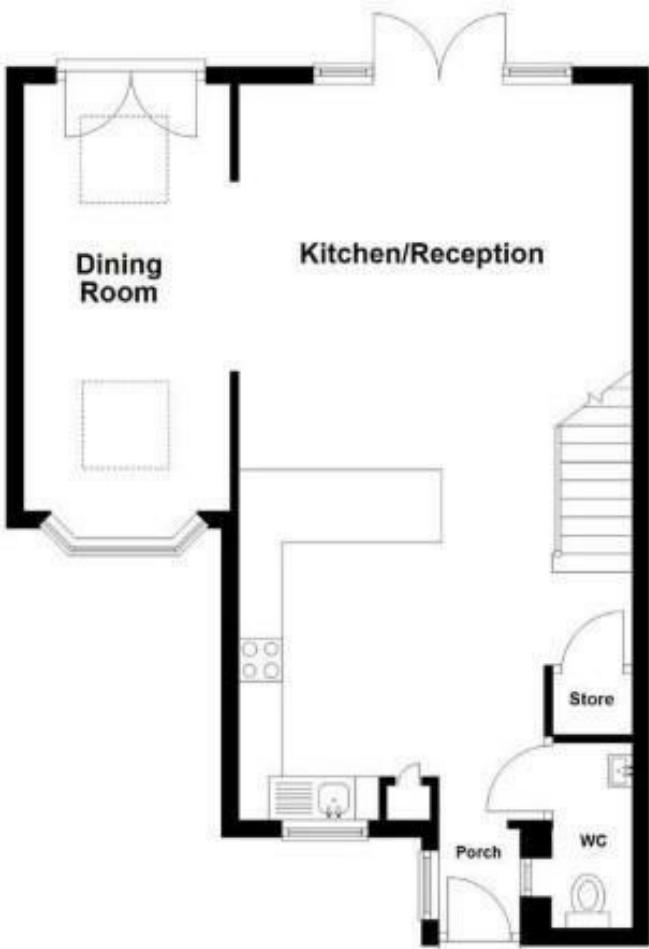
The first floor comprises three well-sized bedrooms, one with an additional shower room, and the family bathroom serves the remaining bedrooms, offering excellent practicality for busy households. The thoughtfully designed loft conversion adds a spacious master suite with additional ensuite bathroom and ample storage.

Outside, the property benefits from off-street parking for two vehicles and occupies a pleasant position within this popular residential area. Puckeridge is a charming and well-connected village, offering a range of local amenities, schooling and convenient access to surrounding towns and transport links.

- Popular village location
- Open plan living downstairs
  - Master with ensuite
  - Additional ensuite to Bedroom 2
  - Dual aspect dining room
- Close to local schools
- Re-fitted kitchen
- South facing rear garden
- Off-street parking for 2 vehicles
- Perfect for growing families

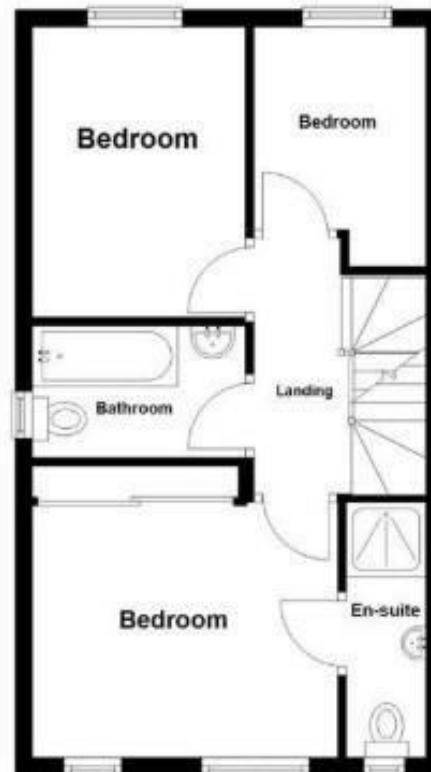
### Ground Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



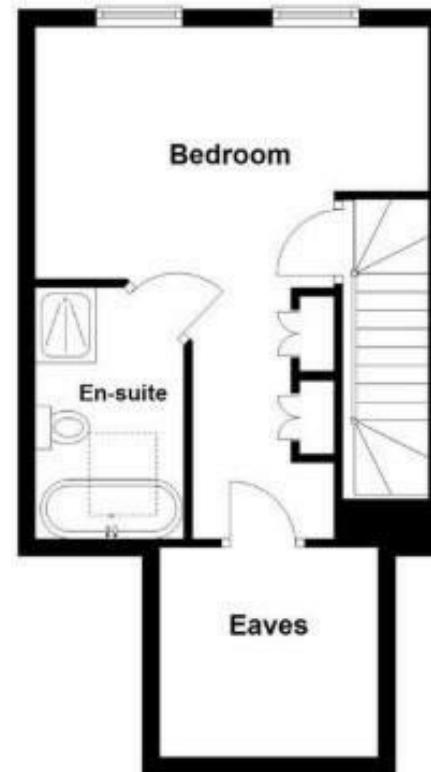
### First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



### Second Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



**Total area: approx. 125.7 sq. metres (1352.8 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.

**Tollsworth Way**

## Front External

Parking for two vehicles, shingle area to the side, slate chippings to the front, mature hedging. Step to entrance, external light, water tap, uPVC front door with obscure glass insert.

## Entrance

Double glazed window with obscure glass to side aspect, laminate flooring

## Kitchen

Laminate flooring, radiator, double glazed window to front aspect, spotlights inset to ceiling, 3 suspended light fittings over breakfast bar, range of wall and base units in gloss white. Integrated appliances including, Beko dishwasher, Indesit oven/grill, Hotpoint fridge-freezer, Hoover washing machine, 4 plate Hotpoint induction hob with Hotpoint extractor over. Single sink and drainer with mixer tap over inset to quartz worktops and quartz splashback behind hob.

## Living Room

Laminate flooring, spotlights inset to ceiling, double glazed French doors with side panels leading to garden. Opening to:

## Dining Room

Double glazed bay window to front aspect, double glazed French doors leading to garden. Laminate flooring, radiator, 2 suspended light fittings, 2 Velux windows to front and rear aspect of ceiling.

## WC

White suite comprising low level wc and hand basin with mixer tap over and tiled splashback. Laminate flooring, light fitting, radiator, wall mounted mirror, double glazed window with obscured glass to side aspect.

## Stairs to first floor & landing

Storage cupboard housing meters and shelving. Downstairs and landing light fitting. L-shaped staircase and landing with fitted carpet.

## Bedroom 2

Laminate flooring, two double glazed windows to front aspect, light fitting, radiator, built in double wardrobe. Door to:

## Ensuite

White suite comprising low level wc, hand basin with separate hot/cold taps and tiled splashback. Tiled shower cubicle with rainfall head and separate hand held head fed from mixer tap, tempered glass outward opening door. Double glazed window with obscure glass to front aspect, tiled flooring, radiator, light fitting, extractor fan, wall mounted mirrored vanity unit, light with shaving point.

## Bedroom 3

Laminate flooring, double glazed window to rear aspect, light fitting, radiator

## Bedroom 4

Laminate flooring, double glazed window to rear aspect, light fitting, radiator

## Family Bathroom

White suite comprising low level wc, hand basin with separate hot/cold taps, bath with mixer tap and hand held shower head over. Tiled floor, heated towel rail, extractor fan, wall mounted mirror and light with shaving point. Half tiled walls around bath and sink, half panelled walls to rest. Double glazed obscure glass window to side aspect.

## Stairs to second floor

Light fitting, Velux to front aspect ceiling. L-shaped staircase with fitted carpet. Door to:

## Bedroom 1

Fitted carpet, spotlights inset to ceiling, two radiators, two double glazed windows to rear aspect, built in storage and wardrobes. Large storage cupboard in eaves housing system boiler and water tank. Door to:

## Ensuite

White suite comprising free standing bath with freestanding mixer tap and hand held shower head over, low level dual flush wc, hand basin with mixer tap over inset to white gloss vanity unit. Glass surround shower cubicle with both hand held and rainfall shower heads. Velux window to front aspect ceiling, tiled floor, radiator, extractor fan, spotlights inset to ceiling, wall mounted mirror, fully tiled walls.

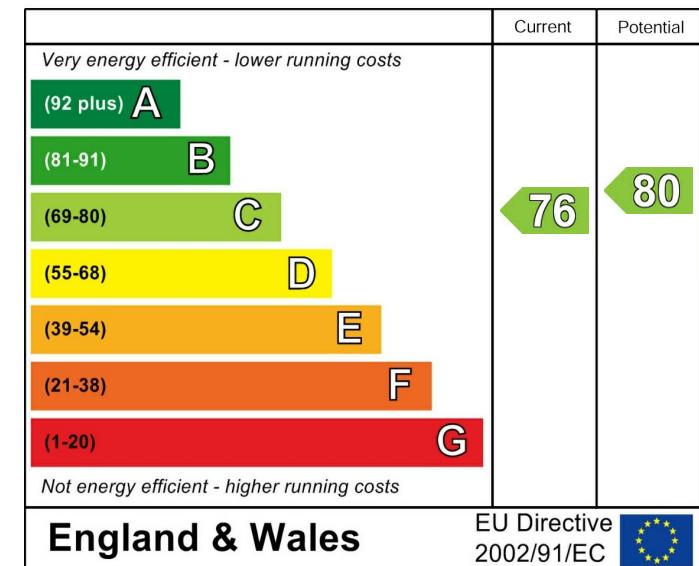
## Rear Garden

South facing rear garden, mostly laid to lawn. Patio area directly outside of French doors, external light.

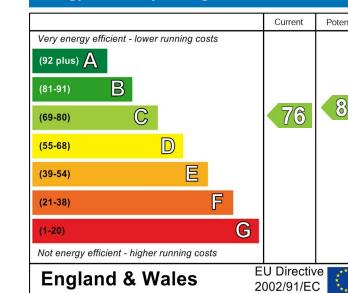
## Agents Note

Council tax band E - £2,859.14 p.a. approx.  
Boiler is located in the eaves of the loft conversion.  
Maintenance charge: £250.00 p.a. approx.

## Energy Efficiency Rating



## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

