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36 Parker Drive, Buntingford, SG9 9GL

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£439,999

Situated in a sought-after residential development, this three-bedroom semi-detached home offers stylish, modern living in the popular market town of Buntingford. Built in 2017, the property has been thoughtfully designed to provide bright, well-proportioned accommodation throughout.

The ground floor features a welcoming entrance hall leading to a dual aspect living room, with bi-fold doors opening to the south facing rear garden. The contemporary, dual aspect kitchen/dining room is again, bright and airy with modern integrated appliances. Upstairs, the property offers three good sized bedrooms, including a principal bedroom benefiting from its own en-suite shower room, alongside a stylish family bathroom, providing practicality and comfort for growing families or visiting guests.

Externally, the home enjoys off-road parking for two vehicles, while its modern construction and added solar panels offer the reassurance of energy-efficient living and low maintenance.

Within easy reach of Buntingford's thriving High Street, highly regarded schools, and a range of everyday amenities, this fantastic home combines contemporary comfort with the charm of market town living. Whether you're a first-time buyer, growing family or downsizer, this is a superb opportunity to purchase a home in one of Hertfordshire's most desirable locations.

- Three bedroom semi-detached property
- Bright and airy accommodation
- Contemporary dual aspect kitchen/dining room with integrated appliances
- Two further well-proportioned bedrooms and a modern family bathroom
- Driveway providing off-road parking for two vehicles
- Sought after, residential location
- Dual aspect living room with bi-fold doors to the rear garden
- Principal bedroom with en-suite shower room
- South-facing rear garden
- Energy efficient solar panels added by current vendors

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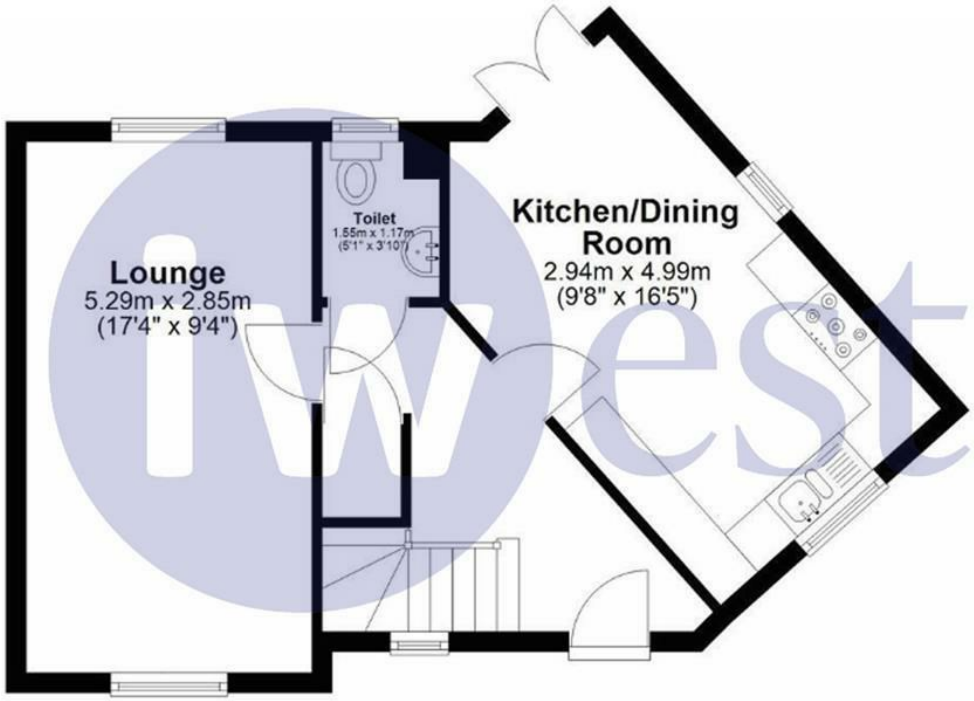
Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



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Approx. Total Floor Area: 881.1 sqft (81.9sqm)

Front External
Situated on a corner plot, slate and stone borders, off-street tandem parking for two vehicles to side of property. Gated access to rear garden, path to front door, canopy porch, security light.

Entrance
uPVC front door with obscure glass inserts. Coir entrance mat inset to flooring, laminate flooring through hallway. Two light fittings, radiator, consumer unit and solar panel isolator.

Kitchen/Dining
9' x 8"
Tiled flooring, range of wall and base units in cream, quartz worktops, one and a half sink with mixer tap over. Integrated Zanussi dishwasher, Zanussi fridge freezer and Hotpoint washer/dryer. Zanussi 5 ring gas hob with extractor over and stainless steel splash back, integrated Zanussi oven/grill. Windows to both front and side aspect, French doors to rear aspect opening to garden. Light fitting, inset ceiling lights, extractor fan and radiator.

WC
5'1" x 3'10"
Tiled floor, obscure glass window to rear aspect, light fitting, extractor fan, radiator, white suite comprising low level dual flush wc, pedestal hand basin with mixer tap over and tiled splashback.

Living Room
17'4 x 9'4"
Dual aspect with window to front and bi-fold doors to rear aspect. Laminate flooring, two light fittings, wall mounted radiator, thermostat.

Stairs to First Floor & Landing
Quarter turn staircase, fitted carpet, window to front aspect, light fittings, storage cupboard with shelving. Loft access.

Master Bedroom
12'0" x 10'2"
Fitted carpet, window to front aspect, radiator, thermostat, light fitting. Door to:

En-Suite
6'10" x 6'6"
Fully tiled walls and floor, obscure glass window to front aspect. White suite comprising low level dual flush wc, pedestal hand basin with mixer tap over, tempered glass shower unit with mixer tap and hand held shower head. Heated towel rail, extractor fan and inset ceiling lights.

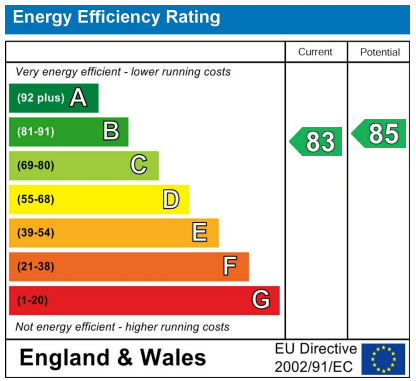
Bedroom Two
11'5" x 9'4"
Fitted carpet, window to front aspect, light fitting, radiator.

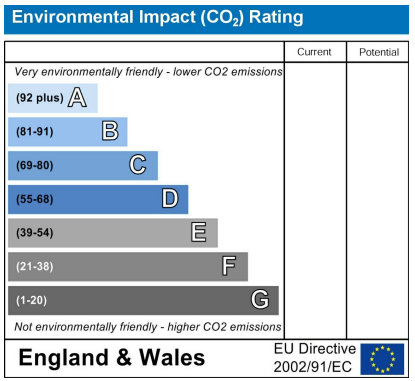
Bedroom Three
5'7" x 9'4"
Fitted carpet, window to rear aspect, light fitting, radiator.

Family Bathroom
6'9 x 5'7"
Fully tiled walls and floor, obscure glass window to rear aspect. White suite comprising low level dual flush wc, pedestal hand basin with mixer tap over, bath with mixer tap over and separate hand held shower head. Heated towel rail, extractor fan and inset ceiling lights.

Rear External
South facing, mostly laid to lawn with well established mixture of shrubbery and planting. Good sized patio and raised beds ready for planting. Electric point, external light, shed and side access to parking.

Agents Notes
Freehold
Estate management fee circa £350 p.a. (please find exact figures from your legal representative)
Loft is partially boarded, with ladder and light.
Battery for solar panels located in loft.
Boiler located in kitchen, serviced annually - due September 2026
East Herts Council Tax Band: D (£2,455.59 p.a. - subject to change)





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.































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