iwestates.com

13 Norfolk Road, Buntingford, Herts, SG9 9AN

£550,000

13 Norfolk Road, Buntingford, Herts, SG9 9AN

Price £550,000

A beautifully presented three-bedroom family home, perfectly positioned in the heart of Buntingford, offering generous living accommodation, elegant character features and a delightful south-facing garden. Set in a sought-after position on Norfolk Road, this attractive semi-detached home combines traditional charm with modern family living. Extending to approximately 1,170 sq ft, the property offers beautifully proportioned accommodation with a warm and welcoming feel throughout.

At the heart of the home is the impressive reception room, where an exposed brick inglenook fireplace creates a wonderful focal point and adds a wealth of character and charm. The spacious living area flows naturally into a bright and well-equipped kitchen/dining room, providing an ideal space for both relaxed family life and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom complete with its own modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms, providing excellent practicality for family living.

Outside, the property continues to impress with a south-facing, low-maintenance rear garden, perfect for enjoying sunny afternoons and outdoor entertaining. A single garage and off-road parking for two vehicles provide valuable convenience.

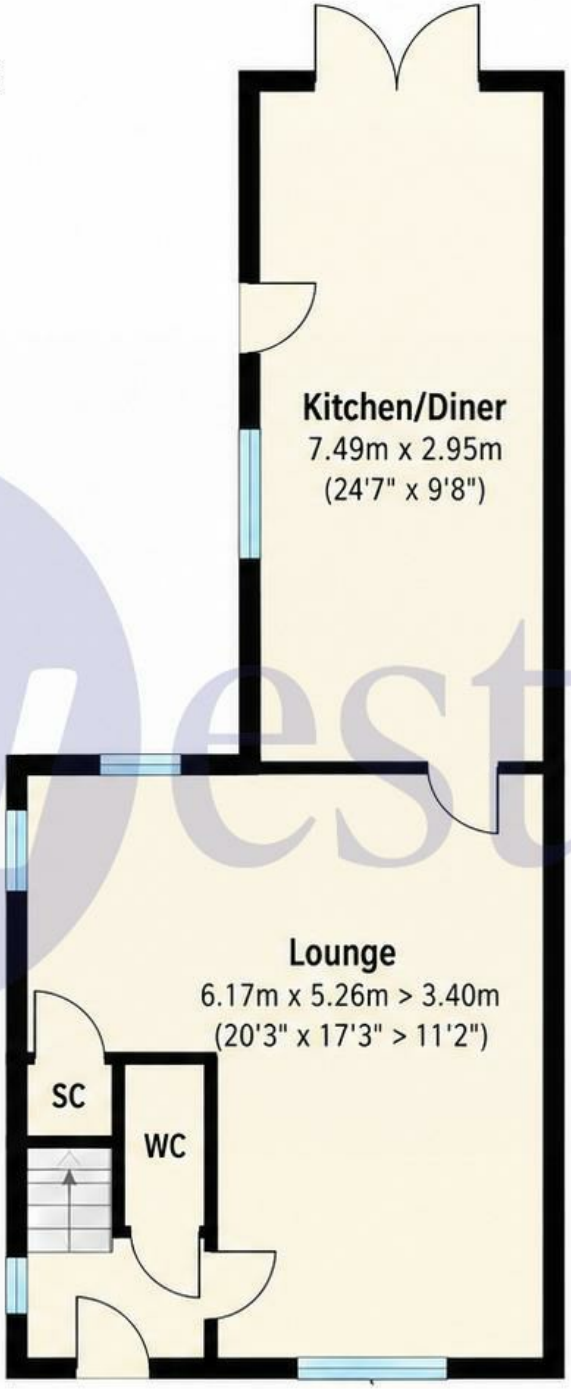
Buntingford itself offers an excellent range of independent shops, cafés, restaurants, schools and recreational facilities, all within easy reach. With its attractive combination of character, generous accommodation, modern comforts and a desirable location, this is a home that is sure to appeal to families and professionals alike.

- **Beautifully presented three-bedroom semi-detached family home in a sought-after position on Norfolk Road, Buntingford.**
- **Approximately 1,170 sq ft of generous and well-proportioned accommodation.**
- **Attractive blend of traditional character and modern family living.**
- **Impressive reception room featuring a charming exposed brick inglenook fireplace.**
- **Bright and spacious kitchen/dining room, ideal for family life and entertaining.**
- **French doors provide direct access and a seamless connection to the rear garden.**
- **Three well-proportioned bedrooms, including a generous principal bedroom with modern en-suite shower room.**
- **Stylish family bathroom with underfloor heating serving the remaining bedrooms.**
- **Delightful south-facing, low-maintenance rear garden, perfect for relaxing and entertaining.**
- **Single garage and off-road parking for two vehicles.**

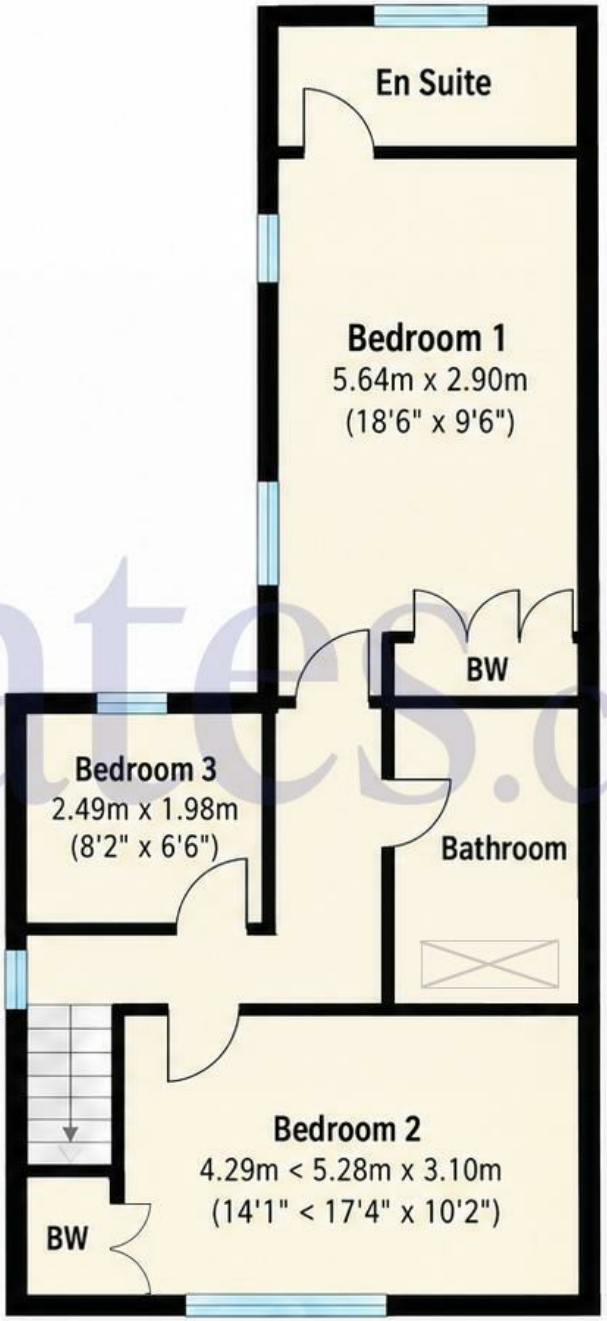
iW Estates, 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391
buntingford@iwestates.com | www.iwestates.com

Total Internal Area

Approx. 1170sqft
(110sqm)



Ground Floor



First Floor

iwestates.com

Front External
Path and step leading to front door. Lawn area, mature hedging and planting to front. External light.

Entrance
Composite front door, oak flooring, radiator, obscure film window to side aspect. Door to:

WC
Oak flooring, light fitting, white suite comprising low level dual flush WC, vanity unit with inset hand basin and mixer tap over. Half tiled walls, extractor fan.

Lounge
Oak flooring, triple aspect windows - front, rear and side. Two radiators, three light fittings. Exposed brick inglenook fireplace with slate hearth, log burner.

Kitchen
Tiled floor, inset ceiling lights, window to side aspect. Range of wall and base units with soft close, granite worktops and uprights, inset sink and drainer with mixer tap over. Rangemaster oven with 5 ring gas hob, extractor fan over, tiled splashback. Space for washing machine and tumble dryer, integrated dishwasher and fridge freezer.

Dining
Tiled floor, radiator, inset ceiling lights. French doors leading to rear garden. Stable door with obscure window to side.

Stairs to First Floor & Landing
Fitted carpet, window to side aspect, radiator, two light fittings, loft access.

Bedroom One
Fitted carpet, two windows to side aspect, inset ceiling lights, built in triple wardrobe, two radiators, loft access. Door to:

Ensuite
Tiled floor, fully tiled walls & shower, inset ceiling lights, obscure film window to rear aspect. White suite comprising hidden cistern low level flush wc, vanity hand basin with mixer tap over, double shower with glass sliding door drench and hand shower heads. Chrome heated towel rail, extractor fan, wall mounted mirror, shaving point.

Bedroom Two
Fitted carpet, window to front aspect, light fitting, built in wardrobe, radiator.

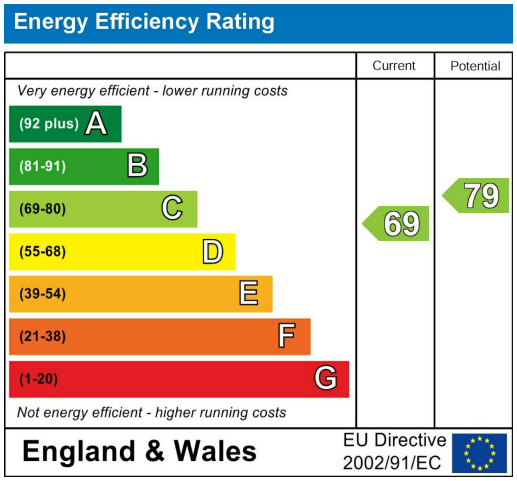
Bedroom Three
Fitted carpet, window to rear aspect, light fitting, radiator.

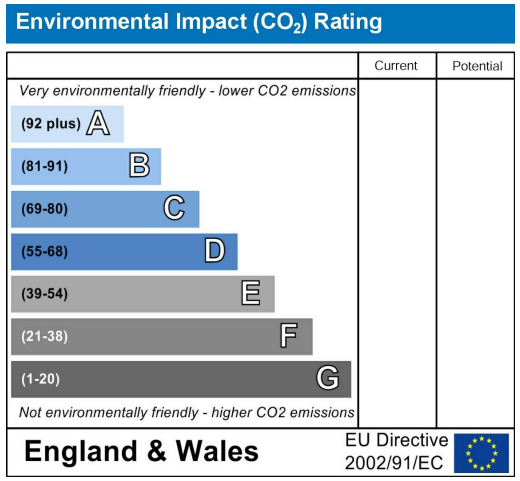
Bathroom
Tiled floor, inset ceiling lights, half tiled walls, Velux window, chrome heated towel rail, underfloor heating. White suite comprising low level dual flush WC, pedestal hand basin with mixer tap over, panel bath with mixer tap over, corner shower with glass sliding door and hand shower head.

Rear External
South facing, L-shaped rear garden, mostly laid to lawn. Patio area directly outside French doors, separate patio area behind garage. Gated side access to parking area, side access into garage. Outside water tap, external light.

Garage and Parking
Shingle driveway, parking for two vehicles to side of property.
Single garage with up and over door. Shelving, electricity, window to side, internal door to garage opening to rear garden.

Agents Notes
Freehold
Lofts:
Landing - light, boarded, ladder.
Bedroom 1 - light, no boarding, no ladder.
Boiler is located in the kitchen, 3 years old.
Council Tax Band D - £2455.59 p.a. approx. (subject to change)
Shutters to windows will stay





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 network of IWestates estate agents.

HOME

I ♥ unicorns

HARRY POTTER
ARTEMIS FOWL
Harry Potter
BANANAS