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22 Hummerston Close, Buntingford, SG9 9SX

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Offers In Excess Of £500,000

A beautifully presented and recently redecorated four-bedroom home, offering approximately 1,305 sq ft of bright and generously proportioned accommodation arranged over three floors.
The ground floor is ideally designed for both everyday family life and entertaining, featuring a spacious dual-aspect kitchen and dining room, together with a generous living room opening directly onto the landscaped garden.
Three well-proportioned bedrooms and a family bathroom occupy the first floor, while the entire top floor forms an impressive principal suite, complete with fitted storage, a stylish en-suite bathroom and its own private balcony.
Further benefits include a ground-floor cloakroom, landscaped rear and side gardens and two allocated parking spaces situated immediately behind the property. Offered with no onward chain, this is a spacious and beautifully maintained home ready for its next owners.

- Beautifully presented four-bedroom home arranged over three floors
- Recently redecorated throughout
- Generous living room with direct access to the landscaped garden
- Stylish en-suite bathroom and private balcony
- Landscaped rear and side gardens with two allocated parking spaces
- Approximately 1,305 sq ft of bright, well-proportioned accommodation
- Spacious dual-aspect kitchen and dining room
- Impressive top-floor principal suite with fitted storage
- Three further bedrooms, family bathroom and ground-floor cloakroom
- Offered with no onward chain

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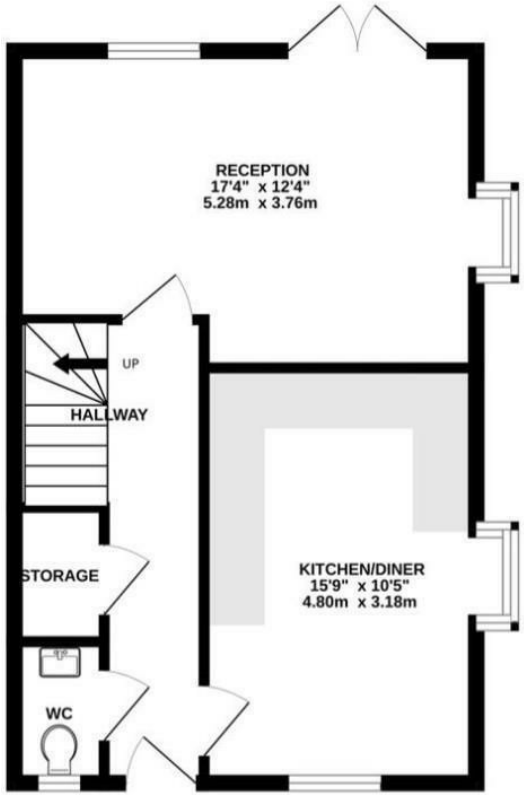
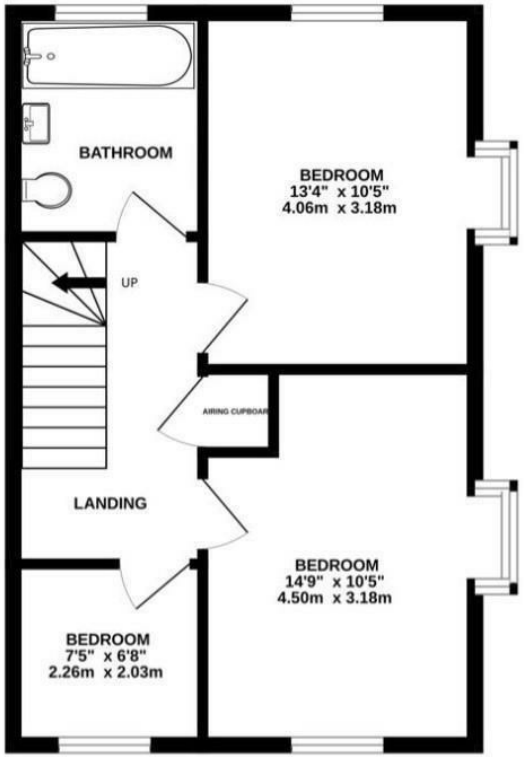
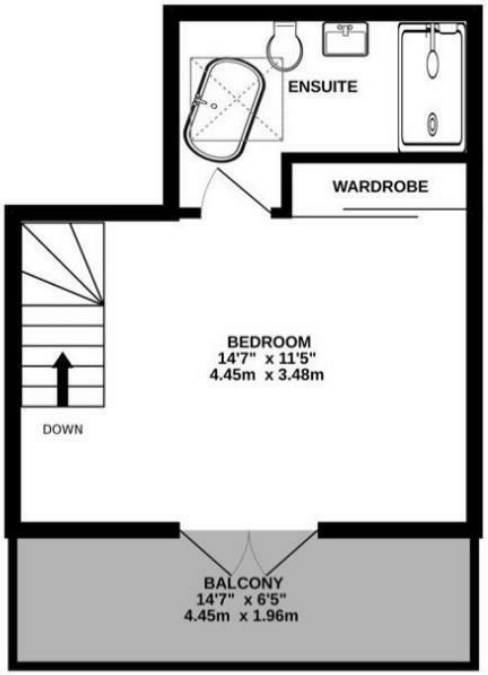
GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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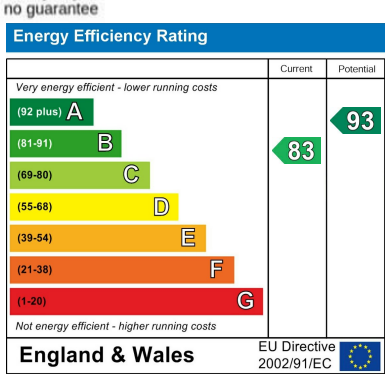

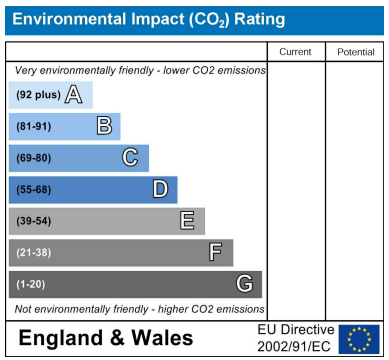

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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, IW Estates 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.

Front Porch
Double glazed front door.

Reception Hallway
Huge cupboard under the stairs. Double radiator.

Ground floor cloakroom
Low flush WC with tiled in concealed cistern. Vanity wash hand basin with mixer tap, splash back tiling and mirror above.

Kitchen/Dining Room
Stunning range of wall and floor units in light grey with complementary quartz work surfaces and matching splash backs. Single drainer, large square basin sink unit with washing mixer tap plus separate boiling water/drinking water tap. Under wall unit and under floor unit lighting. Built in Double oven, hob with stainless steel extractor hood above and splash back to wall, fridge with freezer below, automatic washing machine, dish washer and microwave. Built in downlights to ceiling. Window to front plus square bay window to side. Double radiator.

Living Room
17'4" x 12'4"
A good size dual aspect room with a window and double doors to rear. Square bay window to side. Two double radiators.

First Floor Landing
Large built in cupboard.

Bedroom Two
Dual aspect with window to front and square bay window to side. Attractive frame moulding work to three walls. Range of built in full length wardrobes. Double radiator.

Bedroom Three
Dual aspect with windows to side and rear. Double radiator.

Bedroom Four
Window to front. Double radiator.

Family Bathroom
Suite comprising of a panelled bath with hand held hand sprayer. Bath filler to side of bath and floor lighting at base of bath panel. Large built in vanity unit comprising of bowl wash hand basin with mixer tap, work top, WC with concealed cistern and large mirror above with lighting. Tiled surrounds to bath and tilled flooring. Heated towel rail. Down lights to ceiling.

Second Floor

Master suite
A magnificent room with vaulted ceiling. Built in double wardrobe. Double radiator. Double doors open on to:

Balcony
A spacious area offering plenty of room for a table and chairs or loungers to enjoy a coffee in the morning. Hand rail and views to front aspect.

Ensuite Bathroom to Master
Suite comprising of a large oval free standing bath with pedestal filler and hand shower standing to side. Large walk in glass screen shower with overhead 'dump' shower head plus hand held sprayer. Tiling to shower and flooring. Large built in vanity unit housing a bowl sink unit with mixer tap. WC with concealed cistern. Work top. Large mirror and lighting. Heated towel rail. Down lights to ceiling.

Outside

Rear and Side Garden
Patio area directly behind leads to gardens laid to lawn. Separate circular patio area and brick built barb be que set into the lawn. Gate to rear and parking bays. Gardens extend to side offering additional space for children's play area and timber shed.

Parking
The property includes two parking bays which are located directly behind the rear garden. There is a personal gate to the rear garden.

Agents Note
Freehold
Council Tax Band: E - (£3,001.27 p.a. approx. - subject to change)
Service charge for the upkeep of the development - £260 pa