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22 Campbell Close, Buntingford, SG9 9BY

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Asking Price £640,000

This spacious and well-presented detached home offers versatile accommodation, generous living space and an enviable position within a popular residential setting. Ideally located close to local shops and schools, the property is perfectly suited to families seeking both convenience and a comfortable home environment.

Upon entering, the property welcomes you with a bright and spacious open-plan living and dining room, creating an inviting space for both everyday family life and entertaining. The home has been thoughtfully extended to the side, providing a versatile additional area that could be utilised as a study, playroom or flexible family space, depending on your needs.

The well-appointed kitchen offers a practical and functional space, complemented by a separate utility/breakfast room, providing additional convenience and storage.

Upstairs, the property boasts four generous double bedrooms, including a well-proportioned principal bedroom featuring its own en-suite shower room and dressing area. A family bathroom serves the remaining bedrooms.

Externally, the property benefits from a well-maintained front garden and parking for two to three vehicles. The low-maintenance rear garden is a particular highlight, enjoying a pleasant outlook over playing fields and offering an attractive outdoor space for relaxation and entertaining. A summer house provides an additional versatile feature, ideal for use as a hobby room, home office or garden retreat.

Having been lovingly owned since its construction, this is a rare opportunity to acquire a detached family home coming to the market for the very first time. With its four double bedrooms, versatile living accommodation, desirable location and chain-free status, an internal viewing is highly recommended to fully appreciate all that this property has to offer.

- Chain free 1701 sqft detached home
- Off-street parking for two/three vehicles
- Overlooking playing fields
- Ensuite & dressing room to master bedroom
- Four double bedrooms
- Rarely available, sought after residential location
- Low maintenance rear garden
- Close to local schools and amenities
- Spacious living/dining room
- Extended, detached family home

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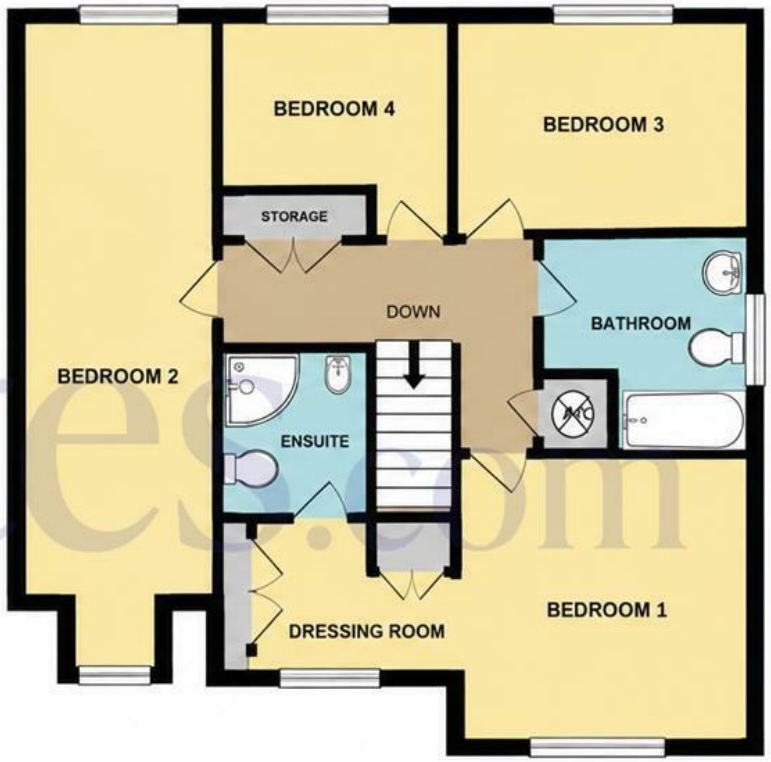
Ground Floor



First Floor

Approximate internal Area
1701.0 sqft (158.0 sqm)

Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance Porch
Brick covered porch. Security light. Composite front door with obscure glazed panels.

Entrance Hall
Stairs rising to the first floor. Radiator. Access to a deep storage cupboard. Doors to adjoining rooms.

W/C
Vanity wash hand basin with tiled splashback, low-level flush WC, chrome ladder-style radiator, obscure glazed window to the front aspect and vinyl flooring.

Lounge / Diner
Lounge area with box bay window to the front aspect, feature gas fireplace and radiator. Dining area with bi-fold doors opening onto the rear garden and radiator. Further extended area with window to the rear aspect, ideal for use as a home office or additional seating space.

Kitchen
Fitted with a range of wall and base level units with laminate worktops and tiled splashbacks. Breakfast bar/island incorporating a four-ring gas hob with extractor hood over. Built-in double oven, one-and-a-half bowl stainless steel sink and drainer, freestanding fridge/freezer and dishwasher. Radiator, vinyl flooring, inset ceiling lights and window overlooking the rear garden. Large under-stairs storage cupboard. Opening through to the breakfast/utility area.

Breakfast Room / Utility
Fitted with a range of wall and base level units with laminate worktops and tiled splashbacks. Stainless steel sink and freestanding washing machine. Vinyl flooring, chrome ladder-style radiator and bi-fold doors opening onto the rear garden.

First Floor

Landing
Double built-in storage cupboard with hanging rails. Separate shelved airing cupboard housing the hot water cylinder.

Bedroom One
Window to the front aspect. Radiator. Opening through to a dressing area.

Dressing Area
Fitted wardrobes, window to the front aspect and radiator. Door to the en-suite.

Ensuite
Fitted with a fully tiled shower cubicle, vanity wash hand basin with tiled splashback, low-level flush WC, extractor fan and white ladder-style heated towel rail. Vinyl floor.

Bedroom Two
Window to the front aspect and radiator.

Bedroom Three
Window to the rear aspect and radiator. Double built-in wardrobe.

Bedroom Four
Window to the rear aspect and radiator.

Bathroom
Comprising of a panel bath, low level flush w/c and pedestal wash hand basin. Partially tiled. White ladder style radiator. Vinyl flooring. Obscure window to side aspect.

Outside

Front
Framed by mature shrubs, with gated access to the side passage and a separate fenced storage area, ideal for bin storage.

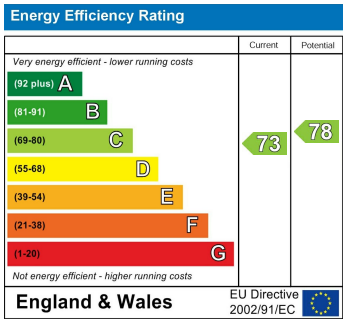
Driveway
Parking for two to three vehicles.

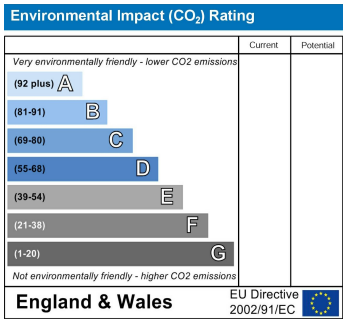
Garage
Electric up-and-over door. Privacy door providing access to the side passage. Houses the boiler and consumer unit.

Rear

Garden
Generous east-facing rear garden enjoying a good degree of privacy, predominantly laid to lawn and framed by mature borders. Timber summer house with power, outside tap and lighting. Gated side access leads to the front of the property.

Agents Note
Worcester boiler last serviced June 2025.
Double glazing replaced circa 2022.
Loft: Light, no ladder, not boarded





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.

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1