



iwestates.com

7 Lunardi Court, Puckeridge, SG11 1UT

7 Lunardi Court, Puckeridge, SG11 1UT

£415,000

Located in a peaceful cul-de-sac within a popular village, this well-presented three-bedroom semi-detached home offers spacious and modern living in a desirable setting.

The chain-free property features an open-plan kitchen and dining area, ideal for family life and entertaining, along with a bright and welcoming living room. Additionally, the downstairs wc adds convenience to busy family life. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Outside, the home benefits from a private garden, parking for two vehicles, and a garage providing additional storage or potential workspace.

Situated in a quiet village renowned for its well-regarded schools and community feel, this property presents an excellent opportunity for families, first-time buyers, or those seeking a tranquil village lifestyle with convenient amenities nearby.

- Chain free
- Quiet cul-de-sac
- Garage with electric door
- Beautifully maintained rear garden
- Open plan kitchen/dining
- Village location with good transport links
- Three well proportioned bedrooms
- Modern family bathroom
- Well presented throughout
- Close to amenities

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 786sq.ft. (73.0 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.
Made with Metropix ©2022

Front External

Range of paving and shingle to front garden, external light. Adjacent driveway for two vehicles. Gas and electric meters.

Entrance

uPVC double glazed door with obscure glass inserts, light fitting, radiator, laminate flooring, internal bi-fold door leading to living room. Door to:

WC

Laminate flooring, light fitting, radiator, white suite comprising corner sink with mixer tap and low level dual flush wc, uPVC double glazed window with obscure glass to front aspect.

Living Room

14'6" x 15'2"
Laminate flooring, 2 light fittings, 2 radiators, thermostat, electric heater inset to fireplace surround, uPVC double glazed window to front aspect, stairs with fitted carpet to first floor. Door to:

Kitchen/Dining

10'2" x 15'2"
Open plan kitchen/dining. Laminate flooring, 1 light fitting, 3 spotlights inset to ceiling, uPVC double glazed window to rear aspect, one and a half sink with mixer tap, engineered wood worktops, breakfast bar. Range of cream wall and base units, plumbing for washing machine, built in single Hotpoint fan oven. Hotpoint extractor fan with light over 4 ring Hotpoint gas hob. 1/2 tiled splashback around sink and hob. Radiator to

dining area, storage cupboard under stairs, uPVC double glazed door with obscured glass to side aspect. uPVC double glazed sliding patio door to rear aspect leading to garden.

Landing

Fitted carpet, radiator, light fitting, uPVC double glazed window to side aspect, loft access.

Bedroom 1

11'1" x 8'6"
Fitted carpet, light fitting, radiator, uPVC double glazed window to front aspect, TV point, 2 large storage cupboards - one fitted as a walk in wardrobe with railings and light.

Bedroom 2

10'4" x 9'6"
Fitted carpet, radiator, uPVC double glazed window to rear aspect, spotlights inset to ceiling.

Bedroom 3

7'10" x 6'2"
Fitted carpet, radiator, uPVC double glazed window to front aspect, light fitting

Bathroom

Vinyl flooring, radiator, ceiling light, white suite comprising low level dual flush wc, large wash basin with mixer tap, bath with mixer tap and shower over bath. Tempered glass shower screen, uPVC double glazed window with obscured glass to rear aspect, fully tiled walls.

Rear External

Raised patio with awning over and access to garage. Steps down to grassed area surrounded

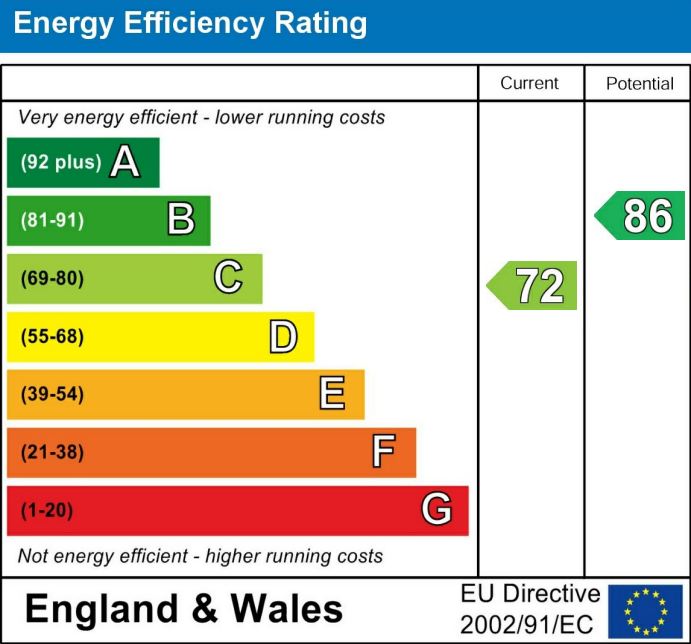
by mature plants and well established bushes. Outside light and tap.

Garage

Electric door, security lights over door. Rear door to garden, eves partially boarded, Worcester boiler.

Agents Notes

Council Tax Band E - £2,789.74 p.a. (subject to change)
Boiler last serviced October 2025
Loft is partially boarded with light, no ladder
Maintenance charge for area - £250 p.a.



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.









