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2 Phillips Way, Buntingford, SG9 9GY

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Price £660,000

This exceptional Redrow-built detached home offers spacious and high-quality living in a desirable location. Boasting three large double bedrooms, each with its own private en-suite, the home is perfect for families or those seeking flexible, private spaces. The master suite features a generous dressing area, adding a touch of luxury. Downstairs, the home offers two large reception rooms, ideal for formal entertaining or relaxed family living. To the rear, a spacious kitchen/diner stretches across the width of the house, opening directly onto a beautifully landscaped east-facing garden. Additional practical features include a utility room, cloakroom, and ample storage throughout.

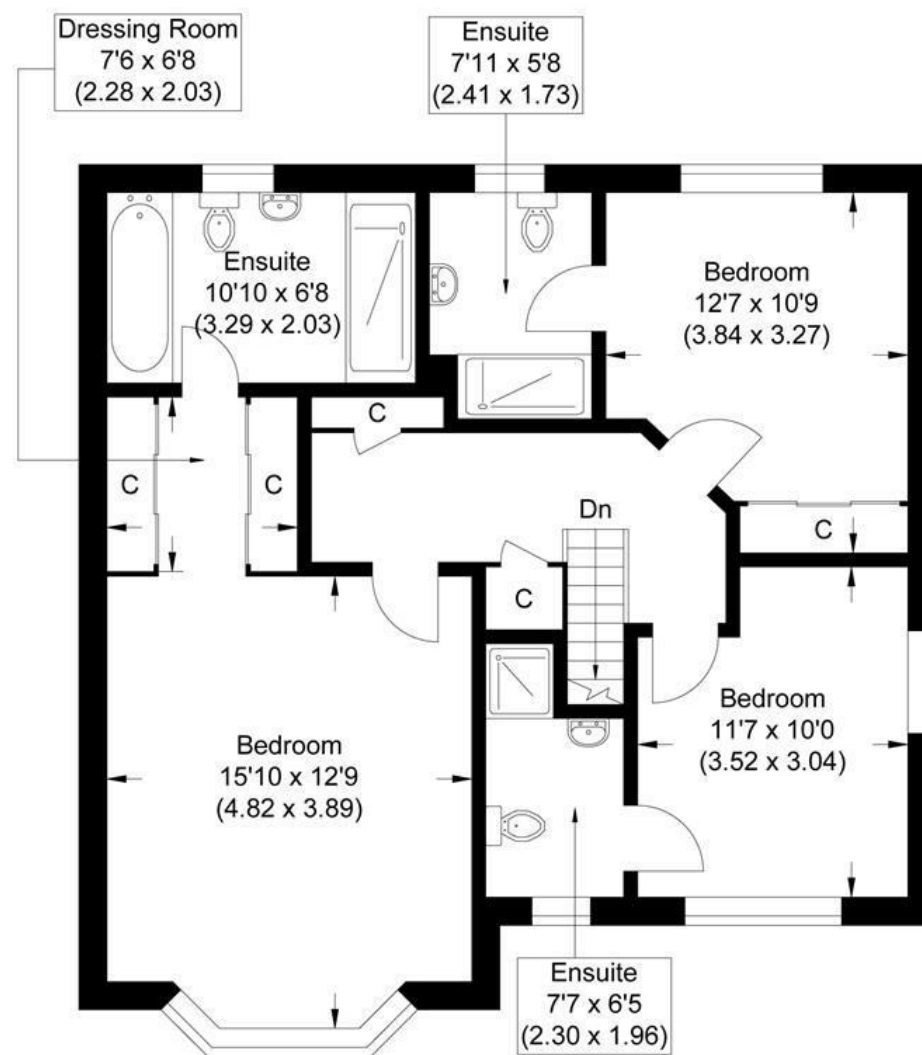
- Rarely available Redrow-built detached home
- Two large reception rooms, ideal for flexible living and entertaining
- Stunning kitchen/diner spans the rear of the property
- Separate utility room for laundry and extra storage
- Three spacious double bedrooms, each with its own en-suite bathroom
- Master suite includes a private en-suite and generous dressing area
- Kitchen opens onto a beautifully landscaped, east-facing garden
- Convenient WC on the ground floor



Approximate Gross Internal Area
141.29 sq m / 1520.83 sq ft



Ground Floor



First Floor

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



Hall
Under stairs cupboard. Radiator. Stairs to first floor.

Lounge
Bay window to front. Double radiator.

Second Reception Room / Bedroom 4
Large window to front and window to side. Double radiator. Cupboard housing gas fired boiler which supplies the hot water and central heating.

Kitchen/Dining Room

Kitchen Area
Excellent range of wall and floor units including pantry unit, with cashmere cream coloured granite work surfaces. 1 1/2 basin sink unit with mixer tap. Integrated induction hob with matching splashback and extraction hood above. Integrated double oven, dishwasher, fridge and freezer. Down lights to ceiling.

Dining Area
Double doors open on to the patio. Double radiator. Down lights to ceiling.

Utility Room
Floor unit with matching work surface. Single basin sink unit with mixer tap. Space and plumbing for washing machine and a further space for a tumble dryer. Radiator. Door to rear garden and door to:

Ground Floor Cloakroom
Low flush WC. Wall mounted wash hand basin with mixer tap and splashback. Radiator. Window to side.

Landing
Access to boarded loft. Airing cupboard housing the hot water tank. Separate large storage cupboard.

Bedroom 1
Bay window to front. Radiator.

Dressing area
Range of full length wardrobes on both the left and right as you head to the en-suite.

En-suite to the master bedroom
Suite comprising of Large panelled bath with mixer tap. Large walk in shower with glass screen, dump shower head and hand held unit. Wall mounted wash hand basin with mixer tap. Low flush WC. Heated towel rail. Fully tiled walls. Ceiling down lights.

Bedroom 2
Window to rear. Built in double wardrobe.

En-suite to Bedroom 2
Large walk in shower. Dump shower head and separate hand held unit. Wall mounted wash hand basin with mixer tap. Low level WC. Tiling to shower cubicle. Heated towel rail. Ceiling down lights.

Bedroom 3
Window to front. Radiator.

En-suite to Bedroom 3
Walk in shower. Dump shower head and separate hand held unit. Wall mounted wash hand basin with mixer tap. Low level WC. Tiling to shower cubicle. Heated towel rail. Ceiling down lights.

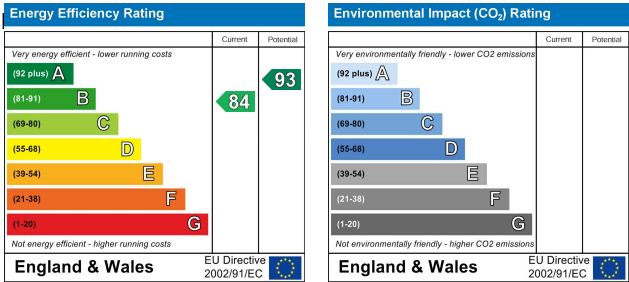
Outside

Front Garden
Laid to lawn. Dwarf hedge.

Driveway
Good size, laid to tarmac and provides parking for at least two cars.

Rear Garden
Professionally landscaped it offers shaped patio areas directly behind. Steps down to lawn which is bordered by timber sleepers providing raised flower beds. Fencing to rear and sides. Large timber shed with two sets of double doors. Pedestrian access to side via gate.

Agents Note:
The gardens benefits from an under ground watering system the owner had installed to the front and rear, to lawns and flower borders. The owner had trunking installed to allow cabling to be laid for a car charging unit to be fitted to front. Boarded and shelved loft with d



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