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2 Campbell Close, Buntingford, SG9 9BY



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£599,950

iW Estates are delighted to offer for sale this wonderful 4 double bedroom, detached house in excellent order throughout, on the sought after 'Bovis' development. In addition, the property boasts 2 ensuites, a family bathroom, landscaped rear garden, orangery, a recently refitted kitchen, utility and parking for 3/4 vehicles.

- 4 DOUBLE Bedrooms
- Excellent Order Throughout
- Off Street Parking for 3/4 Vehicles
- Sought-after Location
- Refitted Kitchen
- Refitted Bathrooms
- Landscaped Rear Garden
- uPVC Windows Throughout
- Fantastic Loft Conversion with En-Suite
- Water Softener

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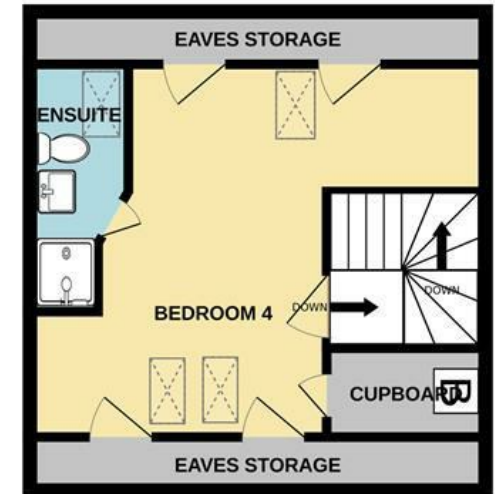
GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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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Front External

Brick laid driveway with space for 3/4 vehicles, slate borders and edging

Entrance Hall

13'11" x 3'01" x 5'02" x 3'04"  
uPVC double glazed front door, luxury vinyl flooring, radiator, light fittings, stairs to first floor

Kitchen/Breakfast Room

18'01" x 8'04"  
Luxury vinyl flooring, wall mounted panel radiator, range of soft close wall and base units, integrated fridge, freezer & dishwasher. 2 NEFF fan ovens & grill with slide under doors, 5 burner ceramic hob and extractor hood. Inset LED ceiling lights, breakfast bar with space for three bar stools. Quartz worktops, 1 1/2 sink with mixer tap, uPVC double glazed windows to front and one side aspects, uPVC double glazed sky-light, power sockets, TV point.

Utility

7'05" x 5'07"  
Luxury vinyl flooring, uPVC double glazed door giving access to rear garden, integrated washing machine, ceiling light, uPVC double glazed window to front aspect. 1 1/2 sink with mixer tap, water softener, radiator and extractor fitting for tumble dryer

W/C

6'0" x 2'07"  
Luxury vinyl flooring, white low level flush w/c, white hand basin with mixer tap, ceiling light, extractor fan

Lounge

10'02" x 20'05"  
Fitted carpet, wall mounted panel radiator, gas fired log fire, uPVC double glazed window to rear aspect, ceiling light fittings

Dining Room

7'05" x 8'04"  
Fitted carpet, two radiators, ceiling light fitting, uPVC double glazed window to side aspect

Orangery

11'08" x 9'06"  
uPVC double glazed bi-fold doors from lounge, electric under floor heating, laminate flooring, 2 opening roof lights, 2 electric heaters, inset spotlights, half brick/half uPVC double glazed walls.

Bedroom 1

10'05" x 11'1"  
Fitted carpet, ceiling light, uPVC double glazed window to rear aspect, radiator, two fitted cupboards, door to ensuite

En-Suite

6'06" x 6'01"  
3/4 walls fully tiled, ceramic floor tiles, double shower unit with tempered glass surround, double shower heads with mixer tap. Dual fuel heated towel rail, glass shower screen, obscure glass uPVC double glazed window to rear aspect. Low level w/c, single sink with mixer tap built into vanity unit, illuminated mirror extractor fan and inset ceiling lights.

Family Bathroom

9'05" x 6'06"  
Ceramic tiled floor, fully tiled floor to ceiling walls. White suite, Aqualisa mixer tap over extra large bath, double shower heads, tempered glass shower screen, dual fuel heated towel rail, inset ceiling lights and extractor fan. Low level w/c, single sink with mixer tap built into vanity unit. Obscure glass uPVC double glazed window to side aspect.

Bedroom 2

9'07" x 8'04"  
Fitted carpet, uPVC double glazed window to front aspect. Radiator, ceiling light, triple fitted wardrobe

Bedroom 3

14'02" x 8'04"  
Fitted carpet, uPVC double glazed window to front aspect. Radiator, ceiling light, single & double fitted wardrobe

Landing

9'10" x 3'02"  
Fitted carpet, ceiling light, stairs to ground and second floor, obscure glass uPVC double glazed window to side aspect, fully shelved cupboard

Bedroom 4

15'05" x 10'07" max  
Fitted carpet, ceiling light, wall lights, 4 under eaves storage, 3 Velux windows, cupboard housing Worcester boiler - serviced January 2025

En-Suite

4'03" x 10'02"  
Tiled floor, 1/2 tiled walls, Velux window, heated towel

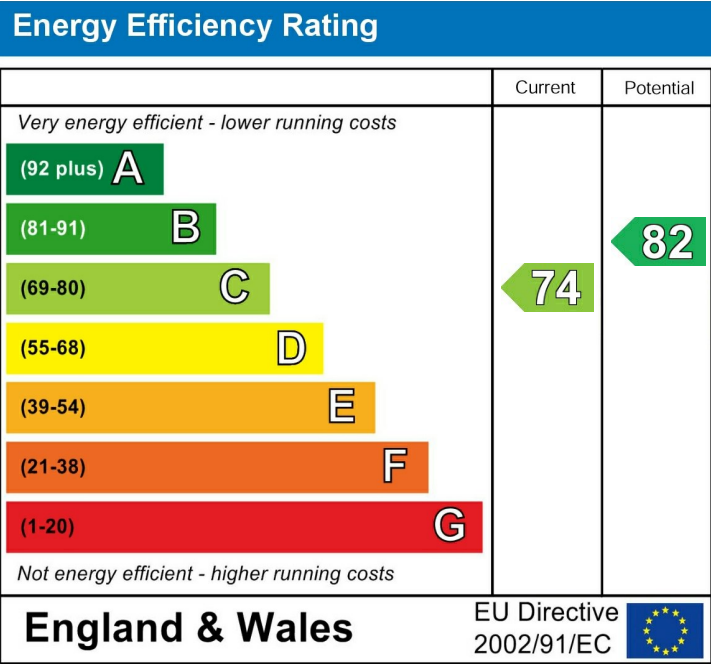
rail, ceiling light, extractor fan, fully tiled shower unit with folding doors, double shower heads. White low level w/c and single hand basin with single hot and cold taps

Rear External

30'05" x 27'06"  
Large patio area wrapping around from side access, outside tap & power sockets. Landscaped garden with mature shrubbery and slate chippings. Full size bike shed with lighting and power

Agents Note

Council Tax Band: C - £2034.95 p.a. (Subject to Change)



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.







