

24 Norfolk Road, Buntingford

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24 Norfolk Road, Buntingford, Hertfordshire, SG9 9AN

£380,000

- Beautiful Victorian cottage in a prime central location
- Tastefully designed and immaculately presented throughout
- Separate utility/cloakroom
- Stylish four-piece first floor bathroom
- Residential on-street parking
- Just a one minute walk from Buntingford High Street
- Two reception rooms and a modern fitted kitchen
- Two double bedrooms with built-in wardrobes
- Low maintenance rear garden ideal for easy living
- Right of access across the neighbours garden. No right of access over this garden.

A beautifully presented Victorian cottage ideally situated just a one minute walk from the High Street in Buntingford. This charming home has been tastefully designed throughout, perfectly blending character features with modern styling.

The accommodation offers two elegant reception rooms, both featuring attractive fireplaces, creating warm and inviting living spaces. To the rear, the modern fitted kitchen is complemented by a separate utility/cloakroom, adding practicality to the home.

Upstairs, there are two generous double bedrooms, each benefitting from built-in wardrobes and original Victorian fireplaces, further enhancing the cottage's character and charm. A stylish four-piece bathroom suite serves the first floor and has been finished to a contemporary standard.

Additional features include plantation shutters to the windows and a low maintenance rear garden, ideal for those seeking an easy to manage outdoor space.

A superb opportunity to acquire a characterful home in a highly desirable central location.

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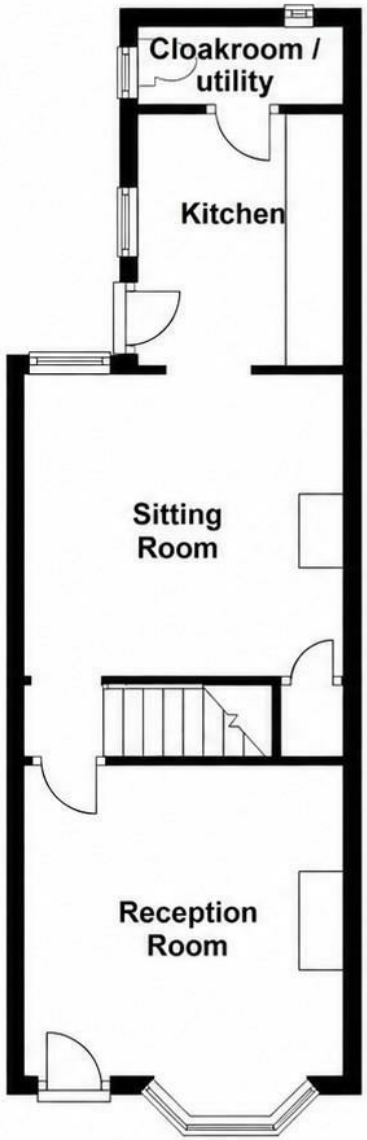
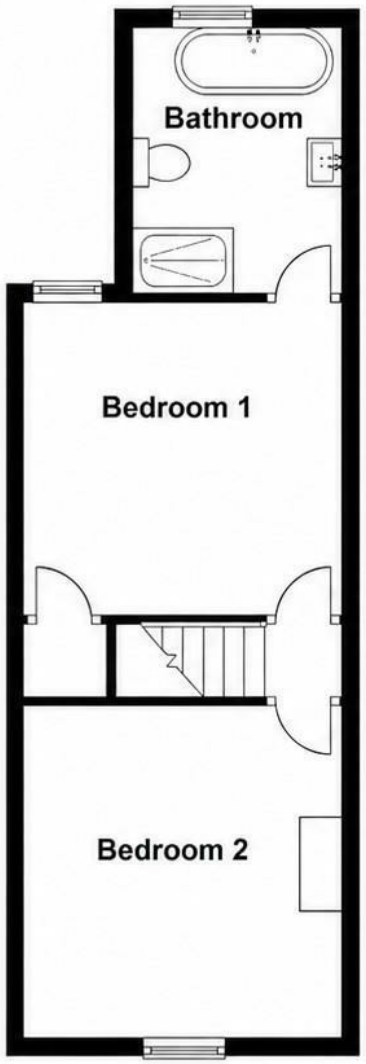
Ground Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



Total area: approx. 66.1 sq. metres (711.9 sq. feet)

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.

Entrance
Timber front door with privacy window.

Reception Room
Open fireplace. Bespoke cupboards and shelving. Window seat with storage. Timber floor. Bay window with shutters to the front aspect.

Sitting Room
Stairs to first floor. Fireplace with wood burning stove. timber floor. Understairs storage cupboard with light houses consumer unit. Window to rear with shutters. Radiator. Opens through to:

Kitchen
Fitted with modern Shaker style wall and base level units with timber countertops. Ceramic sink with chrome mixer tap. Tiled splash backs. Space for fridge/freezer. Integrated dishwasher. Built in oven with electric hob and extractor hood over. Houses Ideal gas boiler. Tiled floor. Window to side aspect. Door to garden.

Lootility
Obscure window to side and rear aspect. Plumbing for washing machine. Low level flush w/c. Wash hand basin. Tiled floor. Partially tiled walls. Radiator.

First Floor

Front Bedroom
Window to front aspect with shutters. Feature Victorian fireplace. Built in wardrobe. Radiator.

Rear Bedroom
Window to rear aspect with shutters. Feature Victorian fireplace. Built in wardrobe. Door to:

Ensuite
Double length walk-in shower with hand held and drench head attachment. Low level flush w/c. Freestanding bath with shower attachments. Vanity wash hand basin. Fitted wall storage unit. Inset ceiling lights. Obscure window to rear aspect. Matt black ladder style radiator. Fully tiled.

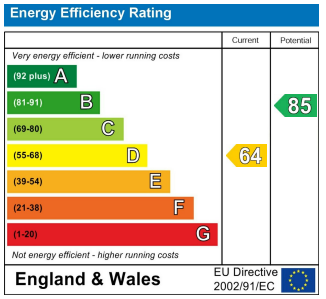
Outside

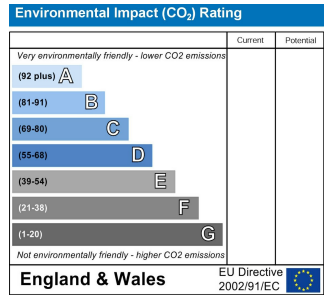
Front
Tiled path and steps to the entrance. Slate chippings to the side with established rose bush.

Rear Garden
Paved path from the house leading to the rear. Artificial lawn. Timber shed. Outside tap. Gates for neighbouring right of access.

Parking
Residential on-street parking. There is also a public carpark nearby.

Agents Notes
East Herts Council Tax Band: D
Freehold
Right of way through the garden's of 26 & 28 Norfolk Road. No right of way over this garden from either side.
Boiler last serviced 2025, wood burner last swept 2026 located in kitchen
Loft isn't boarded, no ladder or light
Consumer unit located in the understairs cupboard











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