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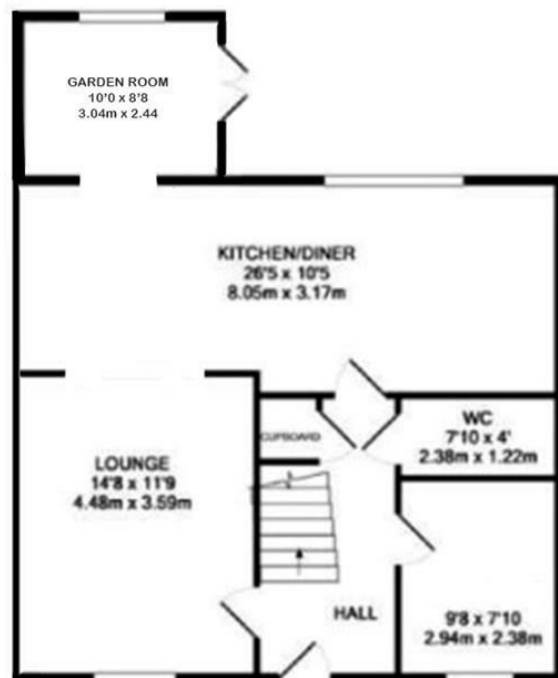
23 Aldridge Way, Buntingford, SG9 9FX

## 23 Aldridge Way, Buntingford, SG9 9FX

Price £715,000

Immaculate 1,705 sqft detached family house, arranged over three floors, situated on the popular Knights Walk development which is within walking distance of all the town's schools, High Street shops and other town centre amenities. The master bedroom not only has an en-suite shower room but also a dressing area. Features include five bedrooms, downstairs cloakroom, two reception rooms, a large kitchen/diner and two further bathrooms. The property has a driveway for two vehicles leading to a large double garage and a fantastic large south facing garden.

- Spacious 5 bedroom detached family home
- Incredibly well maintained throughout
- Secluded south facing garden with gated side access
- Downstairs cloakroom
- Study
- Perfect for multi-generational living
- Large double garage and driveway for two vehicles
- Master bedroom with dressing area and ensuite shower room
- Large kitchen / diner
- Walking distance to town centre



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Entrance

### Entrance Hall

Understairs cupboard. Radiator. Doors to:

### Study

10'2" x 7'10"

Window to front aspect, radiator.

### Lounge

14'11" x 11'8"

Window to front aspect, radiator. Opens through to:

### Kitchen / Dining Room

26'5" x 10'7"

Windows to rear aspect and French doors to rear garden. Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl ceramic sink and drainer unit with mixer tap, inset 4 ring electric hob, double oven with and extractor hood over, integrated washer/dryer machine and dishwasher. Space for fridge/freezer. Cupboard containing Ideal Logic gas fired boiler, two double radiators, Tiled floor.

### Garden Room

Laminate flooring, wall light, power points. Window to rear aspect, french doors to side aspect

### Cloakroom

7'10" x 4'0"

Fitted with a suite comprising pedestal wash hand basin with tiled splash back. Low level flush w/c. Extractor fan. Radiator.

### First Floor

#### Galleried Landing

Window to front aspect. Radiator. Airing cupboard. Stairs to second floor landing. Doors to:

### Bedroom One

18'10" x 11'9"

Window to front aspect. Radiator. Door to ensuite. Opens through to dressing area.

### En Suite

9'6" x 5'6"

Obscure window to rear aspect. Fitted with a suite comprising double shower cubicle. Pedestal wash hand basin. Low flush w/c. Dual fuel heated towel rail. Tiled splash backs. Tiled floor.

### Bathroom

7'0" x 5'6"

Obscure window to rear aspect. Suite comprises of panel bath, pedestal wash hand basin, low level flush w/c. Tiled splash back and tiled floor. Heated towel rail.

### Bedroom Two

13'1" x 8'0"

Window to front aspect, radiator.

### Bedroom Three

11'5" x 9'6"

Window to rear aspect, radiator.

### Second Floor

#### Landing

Doors to:

### Bedroom Four

17'5" x 11'9"

Windows to front and rear aspect. Radiator. Loft access.

### Bedroom Five

17'5" x 11'1"

Windows to front and rear aspect. Radiator.

### Shower Room

7'1" x 5'0"

### Outside

## Front

Mature shrubs frame the entrance. Path leading to the front door. Gated side access.

## Driveway

Double driveway for two vehicles.

## Large double garage

With one electric door and one up and over manual door. Eaves storage partially boarded. Power. Privacy door to the rear garden.

## South Facing Rear Garden

Secluded garden with patio, mature shrubs, lawn, a shed and a summer house. Access to garage. Gated side access. Outside tap.

## Agents Note

\* Boiler serviced annually.

\* Service charge - circa £24.32 per month

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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