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2 Warboys Close, Buntingford, SG9 9GA

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Price £725,000

Set within the sought-after and charming enclave of Warboys Close in Buntingford, this impressive detached family home perfectly combines contemporary design with generous living space. Constructed in 2017, the property extends to approximately 1,961 sq ft, offering versatile accommodation ideally suited to modern family life.

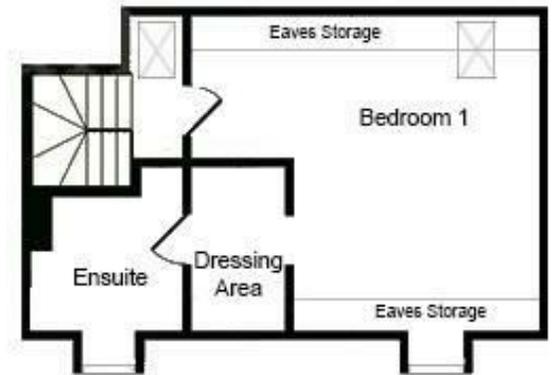
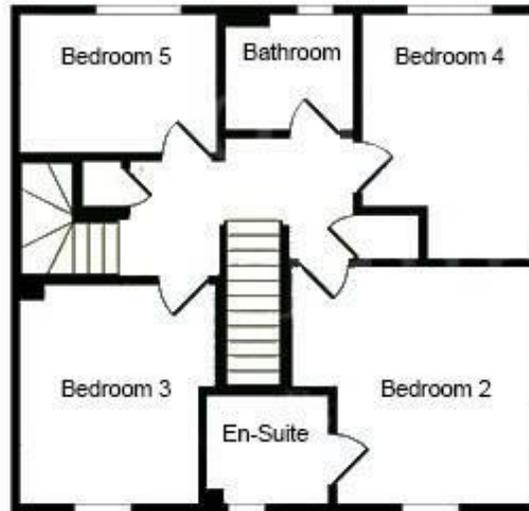
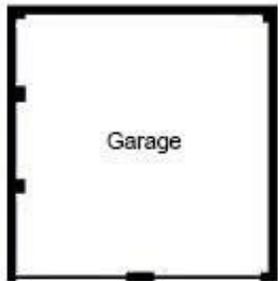
The welcoming entrance leads to three well-proportioned reception rooms providing flexible spaces for relaxing, home working and the large open plan kitchen/diner is the focal point for entertaining. Many upgraded features of this home enhance the day-to-living. Upstairs, five spacious bedrooms offer comfort and convenience. Complemented by three well-appointed bathrooms, including en-suite facilities, the property is perfectly equipped to handle the demands of a busy family lifestyle.

A particular highlight is the exceptional parking provision, with space for up to six vehicles—an increasingly rare and highly practical feature. This makes the property ideal for families with multiple cars or those who enjoy hosting guests.

Warboys Close offers a peaceful environment while remaining conveniently close to local amenities. With its modern specification, generous proportions, and desirable location, this outstanding home presents a superb opportunity to settle in the heart of Buntingford. Early viewing is highly recommended.

- Beautifully presented detached home
 - Separate lounge and office/snug
 - EV charger
- Detached double garage and parking for 4 vehicles
 - Popular family development
- Open plan kitchen-dining
- Karndean flooring downstairs
 - West facing garden
- Exceptional master suite
- Upgraded features throughout

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



Approx Gross Internal Area
182 sqm/1961sqft

Front External

Hedge bordered lawn either side of paved path leading to front door. Front door is flanked by two canister lights. EV charger to side of property, driveway for 4 vehicles, gated access to rear garden.

Entrance Hall

uPVC 5 point lock front door with obscured glass insert. Upgraded Kardean flooring, radiator, five spotlights inset to ceiling, under stairs storage space and additional cupboard under stairs.

Lounge

12'11" x 15'5"

Double glazed window to front aspect, two radiators, light fitting, upgraded Kardean flooring.

Office/Snug

6'9" x 10'5"

Double glazed window to front aspect, radiator, four spotlights inset to ceiling, upgraded Kardean flooring.

WC

6'9" x 3'3"

White suite comprising low level dual flush wc and hand basin with mixer tap. Upgraded Kardean flooring, half tiled walls, radiator, two spotlights inset to ceiling, extractor fan.

Kitchen/Dining

26'5" x 10'5"

Range of white gloss wall and base units, laminate worktops, half Porcelanosa tiled surrounds. Integrated NEFF fridge-freezer, dishwasher and AEG washing machine. Composite one and half sink with mixer tap over, inset to worktop. SMEG fan oven/grill, four ring SMEG gas hob, brushed stainless steel splashback behind, SMEG extractor fan over. Two radiators, nine spotlights inset to ceiling, thermostat, extractor fan. Upgraded Kardean flooring, double glazed window to rear aspect, double glazed bi-fold doors leading to garden.

Stairs to First Floor and Landing

Straight staircase, fitted carpet, three spotlights inset to ceiling, radiator, large storage cupboard, airing cupboard with shelving and water tank.

Bedroom 2

12'9" x 12'3"

Fitted carpet, five spotlights inset to ceiling, double glazed window to front aspect, radiator. Door to:

Ensuite

6'4" x 5'4"

Tiled floor, Porcelanosa tiled walls, double glazed window with obscured glass to front aspect. White suite comprising low level dual flush wc, hand basin with mixer tap, tempered glass surround shower unit with folding door - shower with mixer tap. Four spotlights inset to ceiling, extractor fan, heated towel rail, wall mounted vanity unit.

Bedroom 3

9'2" x 11'5"

Fitted carpet, five spotlights inset to ceiling, double glazed window to front aspect, radiator.

Bedroom 4

8'11" x 12'8"

Fitted carpet, light fitting, double glazed window to rear aspect, radiator.

Bedroom 5

10'4" x 7'3"

Fitted carpet, light fitting, double glazed window to rear aspect, radiator.

Family Bathroom

6'9" x 6'1"

Tiled floor, Porcelanosa tiled walls, double glazed window with obscured glass to rear aspect. White suite comprising low level dual flush wc, hand basin with mixer tap, bath with mixer tap and shower over, tempered glass shower screen. Four spotlights inset to ceiling, extractor fan, heated towel rail, wall mounted vanity unit.

Stairs to Second Floor and Landing

Half turn staircase, fitted carpet, double glazed skylight to rear aspect, light fitting.

Master Bedroom

18'4" x 16'5"

Fitted carpet, eaves storage, access to loft, two radiators, five spotlights inset to ceiling, double glazed skylight to rear aspect, double glazed window to front aspect. Opening to:

Dressing

4'11" x 8'1"

Fitted carpet, two spotlights inset to ceiling. Door to:

Ensuite

7'11" x 8'4"

Tiled floor, Porcelanosa tiled walls, double glazed window with obscured glass to front aspect. White suite comprising low level dual

flush wc, hand basin with mixer tap, tempered glass surround shower unit with folding door - shower with mixer tap. Two spotlights inset to ceiling, extractor fan, heated towel rail, wall mounted vanity unit.

Garden

West facing rear garden, mostly laid to lawn. Patio area, water tap, external canister lights. Fencing at the rear has been renewed since occupation of the current vendors. Waterproof dual socket to the back of garage, gated access to driveway.

Double Garage

12'5" x 19'0"

Up and over doors, power and light, storage in eaves (not boarded), timer for security lights.

Agents notes

Council tax band F - East Herts District Council (£3378.98 p/a - subject to change).

Development management charge - approx. £300 p/a.

Boiler located in kitchen - serviced annually.

Dual zone heating control.

Loft space in Bedroom 1 - light, not boarded, no ladder.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	















