



iwestates.com



62 Dray Gardens, Buntingford, SG9 9GX

# 62 Dray Gardens, Buntingford, SG9 9GX

£545,000

Overlooking green space and a hidden nature reserve, and discreetly positioned in the corner of Dray Gardens, this stunning three-bedroom detached home offers a rare blend of tranquillity, modern living and thoughtful design. Built in 2018, the property showcases a contemporary aesthetic complemented by exceptional décor throughout.

The accommodation features a spacious open-plan living and dining room, creating a welcoming heart to the home. A sleek, modern kitchen with integrated appliances sits alongside, while the south-facing garden provides an ideal setting for both relaxation and entertaining. The property offers three well-proportioned bedrooms, all designed with comfort and calm in mind. A utility room, downstairs WC and two stylish bathrooms add to the home's practicality and appeal.

A standout feature is the generous parking provision, with space for up to five vehicles — a rare and highly desirable benefit. As a modern build, the home also enjoys high energy efficiency, contemporary construction standards and the remainder of an NHBC warranty, offering reassurance for future owners.

This exceptional property is perfectly suited to families or professionals seeking a stylish, spacious home in a sought-after and peaceful location, without compromising on convenience.

- Off-street parking for 5 vehicles
  - Modern design
  - South facing garden
- Immaculate condition, exceptional decor
  - Utility Room
- Rear of garage converted to office space
  - Close to local schools & amenities
  - Detached garage with electric door
  - Two bathrooms & WC
- Convenience without compromising on style



## Front External

Partially laid lawn, shingle to east side, pathway leading to front door, brick laid driveway with parking for 5 vehicles. Utility boxes, two external lights flanking the upvc front door with chrome furniture and spyglass. Overlooking green land, yet afforded privacy from well established bushes.

## Entrance Hall

Wooden flooring with inset coir mat, oak panelling, two light fittings, thermostat. Power points, security alarm, radiator and fuse board. Large cupboard under stairs with light.

## Kitchen

Double glazed window with shutters to front aspect, 1 1/2 sink with chrome mixer tap over, white quartz worktops, range of wall and base units with soft close cupboards and under unit lights. Tiled flooring, power points, light fitting, 6 spotlights inset to ceiling, integrated Hotpoint dishwasher, Bosch fridge-freezer NEFF double oven/grill, NEFF 5 ring gas hob with NEFF extractor with lights over.

## Living/Dining

Dual aspect living dining, double glazed window with shutters to front aspect, two radiators, power points, three light fittings and 8 additional spotlights inset to ceiling. Oak panelling, wooden flooring, bespoke tv media unit with illuminated shelving and additional storage under. Double glazed French doors leading to garden.

## Utility

Tiled floor, radiator, extractor fan, light fitting, power points, IDEAL system boiler, thermostat, plumbing for washing machine, white base units, sink with mixer tap set into laminate worktop. Double glazed window and double glazed door to rear garden to rear aspect

## WC

Tiled floor, double glazed obscure glass window to side aspect, light fitting, extractor fan and radiator. White suite comprising low level dual flush wc and hand basin with chrome mixer tap, tiled splashback behind sink.

## Stairs to first floor

Fitted carpet, half turn staircase, oak panelling, double glazed window to rear aspect

## Landing

Fitted carpet, oak panelling, power point, light fitting, airing cupboard with hot water tank and shelving. Access to boarded loft with light.

## Bedroom 1

Fitted carpet, two light fittings, power points, fitted wardrobe with two sliding mirrored doors. Double glazed window with shutters to front aspect, radiator, thermostat, door to:

## En-suite

Tiled floor, white suite comprising low level dual flush wc, hand basin with chrome mixer tap inset to white gloss vanity unit with laminate top and tiled surround. Heated towel rail, extractor fan, light fitting, shaving point. Shower unit with chrome mixer tap, single hand held shower head and rainfall shower head, and tempered glass folding shower screen. Double glazed obscure glass window to rear aspect.

## Bedroom 2

Fitted carpet, light fitting, radiator, oak panelling, power points, double glazed window with shutters to rear aspect.

## Bedroom 3

Fitted carpet, light fitting, power points, radiator, double glazed window with shutters to front aspect.

## Family Bathroom

Tiled flooring, white suite comprising low level dual flush wc, hand basin with chrome mixer tap inset to white gloss vanity unit with laminate top and tiled surround. Heated towel rail, 1/2 tiled wall, mirror, light fitting, extractor fan, shaving point. Double glazed obscure glass window to front aspect. White panel bath with chrome mixer tap and shower over, floor to ceiling textured tile walls around bath/shower, tempered glass shower screen.

## Rear External

South facing garden, mostly laid to artificial lawn. Mature boarders with hardwood sleepers, patio area, wooden pergola with decked seating area, outdoor power sockets, water tap, outside light, side access to driveway and rear access to garage

## Garage/Office/Gym

Three quarters garage space with storage and electric Hormann door operated by fobs. Rear of the garage has been converted into a multifunctional room that could be used as an office or gym space. Accessed by double glazed door from garden, inside comprises laminate flooring, power points and 6 spotlights inset to ceiling.

## Agents Notes

Boiler located in utility room, last serviced January 2026  
Estate service charge approx. £250.00 p.a. - please check with your legal representative for an exact figure  
Loft boarded with light  
Council Tax Band - E (£2,859.14 p.a subject to change)

## Energy Efficiency Rating















