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71 Cranville Way, Buntingford, SG9 9UR

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Fixed Asking Price £450,000

Tucked away within a modern development on the outskirts of the charming market town of Buntingford, this beautifully presented modern 3 bedroom semi-detached home on Cranville Way offers an exceptional blend of comfort, style, and contemporary living.

Constructed in 2021, the property is perfectly suited to families, first-time buyers, or those seeking a peaceful yet well-connected setting. The bright and inviting reception room is ideal for both relaxing evenings and entertaining guests, whilst the well appointed kitchen features integrated Zanussi appliances. The property further benefits from three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home working. A sleek, modern family bathroom is finished with stylish fixtures and fittings. Externally, the home continues to impress with off-street parking for two vehicles, EV charging and a larger than average rear garden.

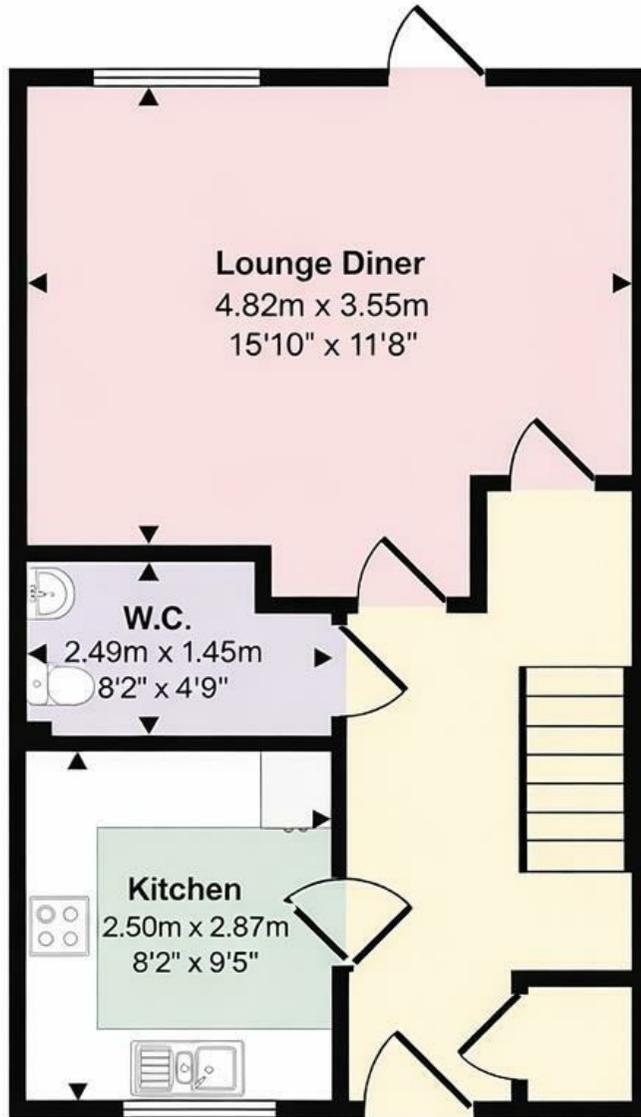
Cranville Way enjoys a highly desirable position within Buntingford, with convenient access to local amenities, reputable schools, and green open spaces, making it particularly appealing for families.

- Modern three-bedroom semi-detached home built in 2021
- Beautifully presented throughout with a contemporary finish
- Stylish kitchen with integrated Zanussi appliances
- Larger-than-average rear garden
- Convenient access to local amenities, well-regarded schools, and green open spaces
- Situated within a sought-after development on the outskirts of Buntingford
- Open living/dining room ideal for relaxing and entertaining
- Modern family bathroom with sleek fixtures and fittings
- Off-street parking for two vehicles and EV charging point
- Potential to extend to the side STPP

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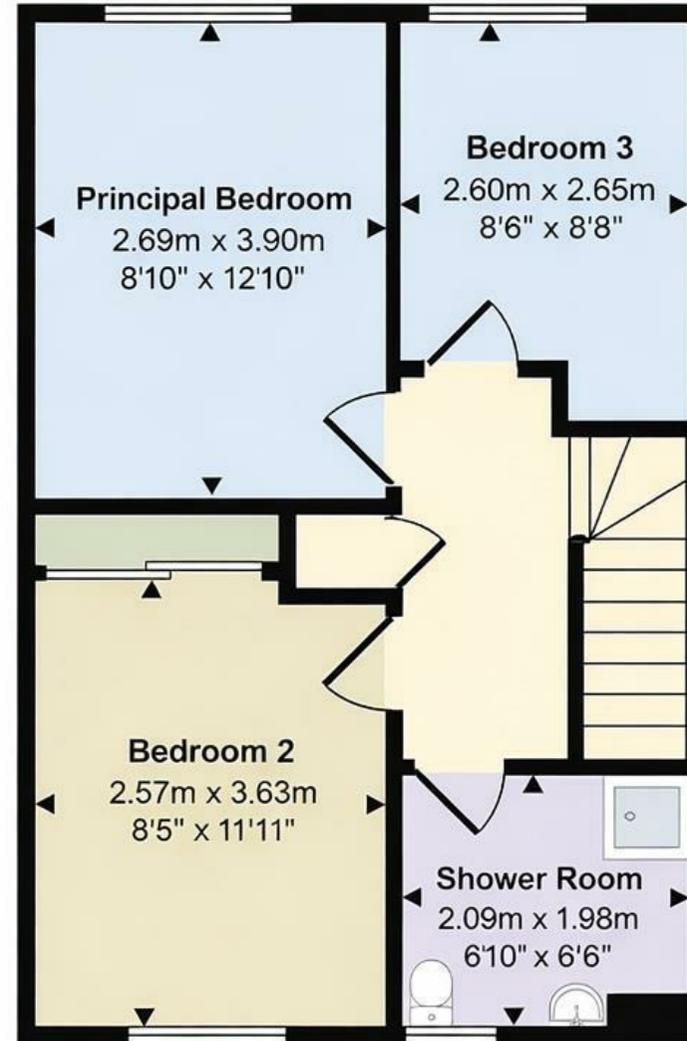
Total Internal Area

Approx. 79 sqm/852 sqft



Ground Floor

39 sqm/424 sqft



First Floor

40 sqm/428 sqft

Front External

Brick laid driveway for 2 vehicles, timber bin store, external light, EV charger for 2 vehicles

Entrance Hall

uPVC front door with obscured glass inserts, laminate flooring, light fitting, radiator, storage cupboard with meters and hanging rail

Kitchen

8'2" x 9'4"

Laminate flooring, 4 spotlights inset to ceiling, extractor fan, double glazed window to front aspect. One and half sink with mixer tap over inset to laminate, marble effect worktops. Range of wall and base units in gloss charcoal, Integrated Zanussi appliances comprising fridge-freezer, dishwasher, washer/dryer, oven/grill, 4 point induction hob and extractor fan over, glass splashback behind hob.

WC

8'2" x 4'9"

Laminate flooring, radiator, extractor fan, light fitting, white suite comprising low level dual flush wc, pedestal hand basin with mixer tap over and tiled splashback.

Living/Dining

15'9" x 11'7"

Fitted carpet, light fitting, two radiators. Built in illuminated shelving, media wall with power supply and integrated feature fireplace. Double glazed windows to side and

rear aspect, uPVC French door leading to garden.

Stairs & Landing

Fitted carpet, light fitting, loft access, storage cupboard with shelving.

Bedroom 1

8'5" x 11'10"

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

Bedroom 2

8'9" x 12'9"

Fitted carpet, light fitting, radiator, fitted double wardrobe, double glazed window to front aspect, tv point.

Bedroom 3

6'9" x 8'8"

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

Family Bathroom

6'10" x 6'5"

Tiled floor, white suite comprising fully tiled bath with mixer tap and shower over, glass shower screen, low level dual flush wc, pedestal hand basin with mixer tap over and tiled splashback. Fitted mirror, extractor fan, 3 spotlights inset to ceiling, shaver point, double glazed window with obscure glass to front aspect.

Rear External

Larger than average rear garden, mainly laid to lawn, patio area and wrap around path leading to shed and gated side access to the front of the property.

Agents Notes

Boiler is located in kitchen - will be serviced before sale

Loft is not boarded, no ladder, no light.

Service charge: approx. £250 p.a. - please check with your legal representative for an exact figure.

Council tax band: D (£2339.29 p.a. - subject to change)

Also available as 50% shared ownership at £225,000 (subject to passing financial assessment)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	83	
(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	







