



Impleton Grove, Buntingford SG9 9UN

£785,000

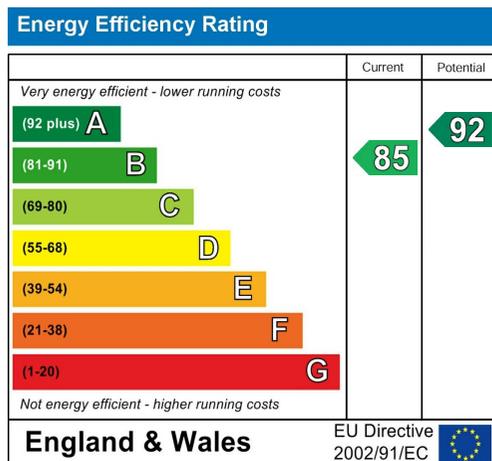
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Stunning example of the popular Wheatley Homes 1,808 sqft "Ingford" set in secluded part of this popular development near to Owls Lane. The current owners have rearranged the ground floor giving a truly spacious kitchen dining room. The property sits on a significantly larger than normal corner plot accessed via shared blocked paved private driveway and It should be noted that this property has huge potential to extend. This property will not disappoint and is a must to view.

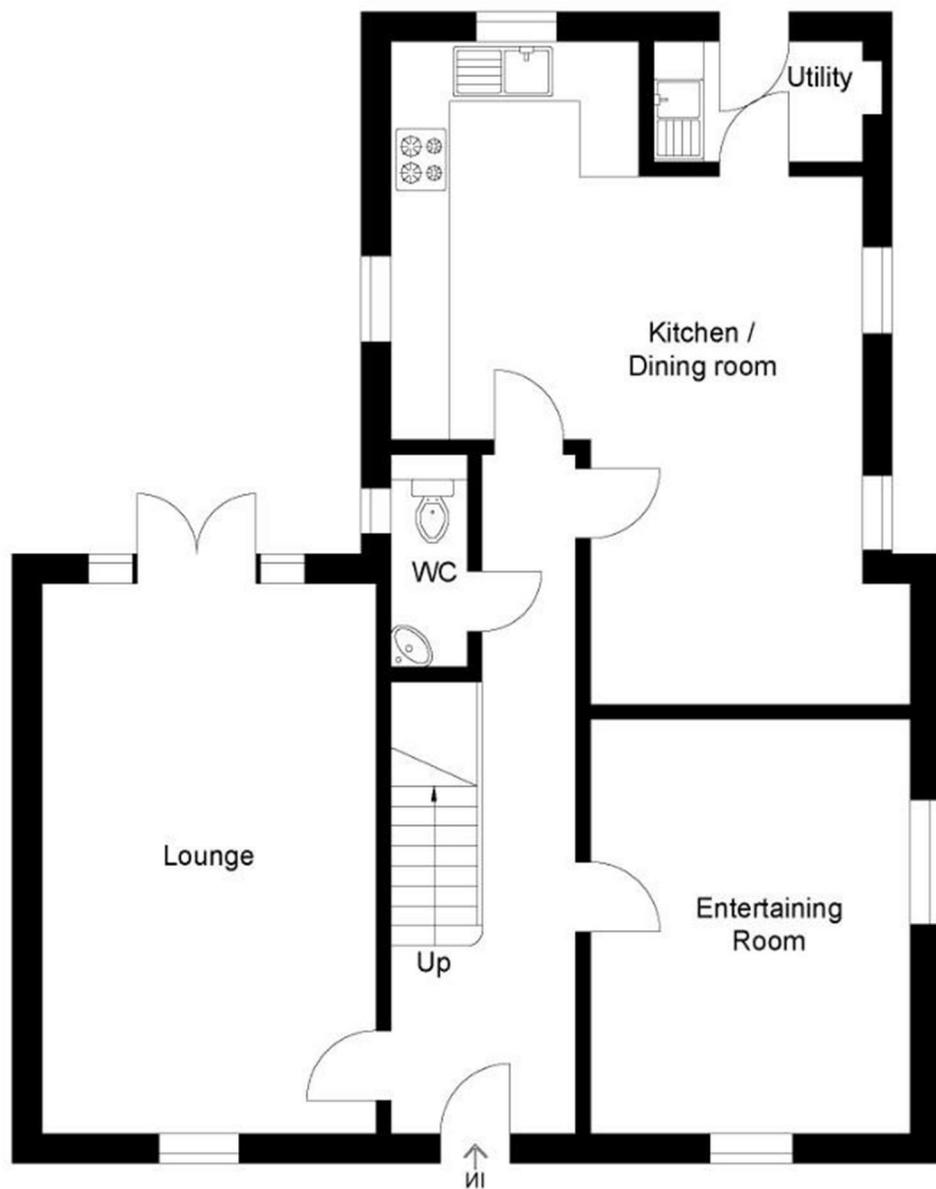
- Ingford home by Wheatley Homes
- Dual aspect sitting room
- Dual aspect master bedroom. Dressing area and en suite shower room.
- 54 x 60 ft east facing garden with cabin
- Summer house.
- Substantial four bedroom detached home
- Triple aspect kitchen dining room. Utility Room.
- Large detached double garage with boarded eaves and driveway parking for up to six vehicles
- Further ensuite to bedroom two plus family bathroom
- Positioned on the edge of the development



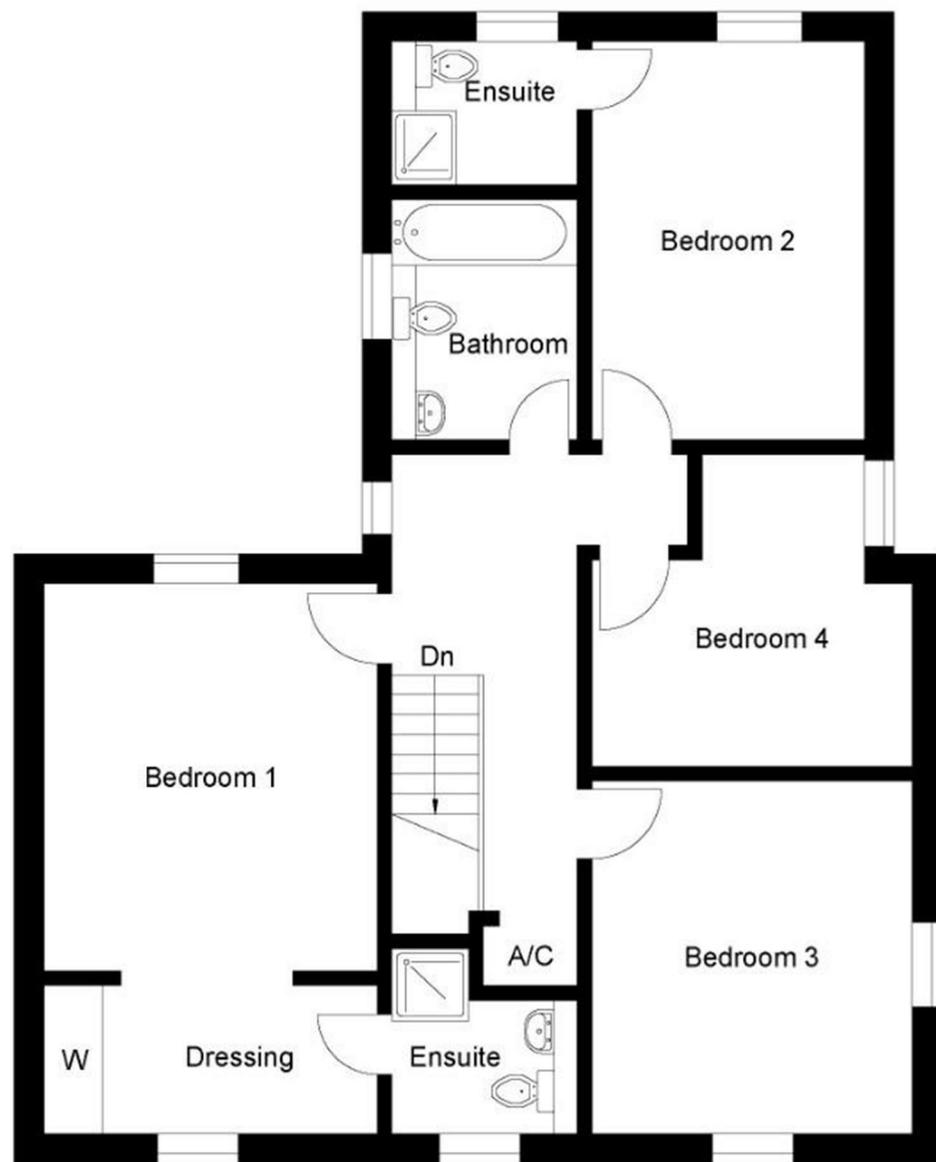
Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Buntingford -
01763 272391 <https://www.hunters.com>

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Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Ground Floor

Entrance

Storm canopy portico over composite half glazed front door, flanked by one carriage lamp.

Entrance Hall

23'1" x 6'2"

Wood effect flooring. Radiator. Stairs to first floor. Doors leading to :

Sitting Room

12'0" x 18'9"

Glazed double doors leading to dual aspect sitting room. Two radiators. Window to front aspect. Double glazed French doors to rear aspect leading to patio.

Entertainment Room

14'1" x 13'6"

Glazed double doors leading to dual aspect sitting room. Radiator. Window to front aspect.

Cloakroom

7'1" x 2'11"

White pedestal sink with chrome mono tap and tiled surround. Low level flush WC. Tiled floor. Radiator. Window to side aspect.

Kitchen / Dining Room

22'8" x 16'6"

Glazed door leading to open plan kitchen / dining room with an extensive range of gloss white wall and base units with granite effect counter top. Stainless one and a half sink with mixer tap including filter tap. Integrated fridge freezer. Integrated dishwasher. Fitted double oven with 5 ring gas hob, stainless steel splash back and extractor over. Tiled floor. Windows to rear aspect plus both side aspects. Two radiators. Door leading from dining area back in to the hallway. Glazed door leading to utility room.

Utility Room

4'9" x 7'4"

Range of wall and base level units. Stainless steel sink and drainer with mixer tap. Houses boiler. Space for washing machine. Space for tumble dryer. Space for undercounter fridge.. Double glazed door to garden.

First Floor

Landing

16'9" x 10'2"

Galleried landing with access to loft. Airing cupboard housing Megaflo tank and shelving.

Master Bedroom

18'10" x 12'2"

Dual window aspect to front and rear. Two radiators. Walk in dressing area and wardrobe. Door to:

En-Suite

6'9" x 5'9"

Corner shower cubicle including drench head. Wash hand basin and low level flush WC set within vanity unit. Tiled floor. Half tiled walls. Chrome ladder style radiator. Window to side aspect.

Bedroom Two

9'7" x 13'10"

Window to rear aspect. Radiator. Door to en-suite

En-suite

5'1" x 6'7"

Shower cubicle. Wash hand basin set within vanity unit. Low level flush WC. Tiled floor. Half tiled walls. Chrome ladder style radiator. Window to rear aspect.

Bedroom Three

11'3" x 11'11"

Window to side aspect. Radiator.

Bedroom Four

11'3" x 10'11"

Window to front aspect. Radiator.

Family Bathroom

6'7" x 8'1"

Corner shower including drench head. Wash hand basin and low level flush WC set within vanity unit. Tiled floor. Half tiled walls. Chrome ladder style radiator. Window to side aspect.

Outside

Front Garden

Laid to lawn. Path to front door. Gated side access to side of property.

Detached Double Garage

18'4" x 20'8"

Impressive size with twin electric doors. Power and light. Loft storage. Privacy door to rear. Block paved drive to front with room for up to six vehicles.

Rear Garden

54' x 60' approx

Laid mostly to lawn with two patio areas designated specifically to catch the sun at certain times of the day. Timber cabin. Access to garage, Outside tap and power.

Agents Note

Maintenance charge "Zone Property Maintenance" £275 a year approximately















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