



HUNTERS®

HERE TO GET *you* THERE

19 Porters Close, Buntingford, SG9 9BW

19 Porters Close, Buntingford, SG9 9BW

Price £565,000

Located close to the centre of Town, this stunning extended three bedroom family home boasts an impressive open plan kitchen dining room opening on to the landscaped garden via bi-fold doors.

- Immaculate quality three bedroom detached family home
- Large utility / study room. (Could be used as self contained fourth bedroom)
- Large driveway & drive through gates to car port & garage area
- Landscaped east facing garden with lights leading to powered summer house
- Double glazed throughout
- Spectacular open plan kitchen/diner with lantern skylight and bi-fold doors.
- Downstairs cloakroom
- Water Softener
- Outdoor BBQ / bar shed
- Small upward chain

Ground Floor

Entrance

Canopy porch. Contemporary style solid oak front door. Carriage lamp to side.

Entrance Hall

Tiled floor. Two windows to side aspect. Radiator. Doors to:

Cloakroom

White suite comprising w/c and wash hand basin. Tiled floor. Radiator. Storage cupboard houses boiler.

Lounge

13'10" x 11'5"

Window to front aspect. Radiator. Door to:

Inner Hall

Stairs to first floor.

Utility / Study

13'8" x 10'0"

Range of eye and base level units with timber countertops and stainless steel sink with mixer tap. Door leading to side access. Bespoke built in cupboards including understairs cupboard. Space for washing machine. Tiled floor.

Open plan kitchen diner

18'4" x 15'1"

Range of eye and base level units with butcher block solid wood work surfaces and black enamel ceramic sink with mixer taps. Centre island with base units and breakfast bar. Bi-fold doors opening on to the garden. Lantern skylight. Radiator. Space for Range cooker and fridge/freezer. Tiled floor.

First Floor

Landing

Access to partially boarded loft. Window to side aspect. Doors to:

Master Bedroom

13'8" x 9'3"

Fitted wardrobes and drawer units. Window to front aspect. Radiator.

Bedroom Two

10'5" x 10'5"

Window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

10'11" x 6'7"

Window to front aspect. Built in wardrobe. Radiator.

Family Bathroom

7'8" x 5'4"

White suite comprising of bath with shower and shower screen. Low level flush w/c and vanity wash hand basin. Radiator. Tiled. Obscure window to rear aspect.

Outside

Front Garden

Block paved driveway leading to side carport area with access gates through to garage area. Outside tap and light.

Rear Garden

Private enclosed landscaped garden with exterior lighting. Laid to lawn with patio area. Water feature. Leads to powered Summer House. Outdoor BBQ/bar shed. Access to garage.



Energy Efficiency Rating

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









