



HUNTERS[®]

HERE TO GET *you* THERE

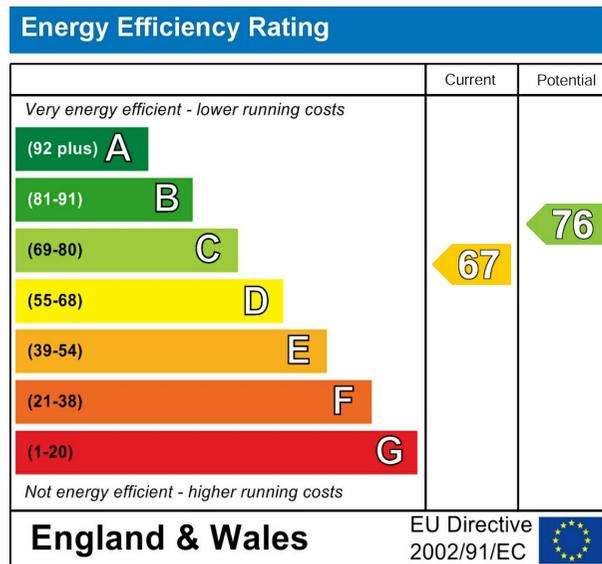
13 Knights Close, Buntingford, SG9 9SE

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Price £635,000

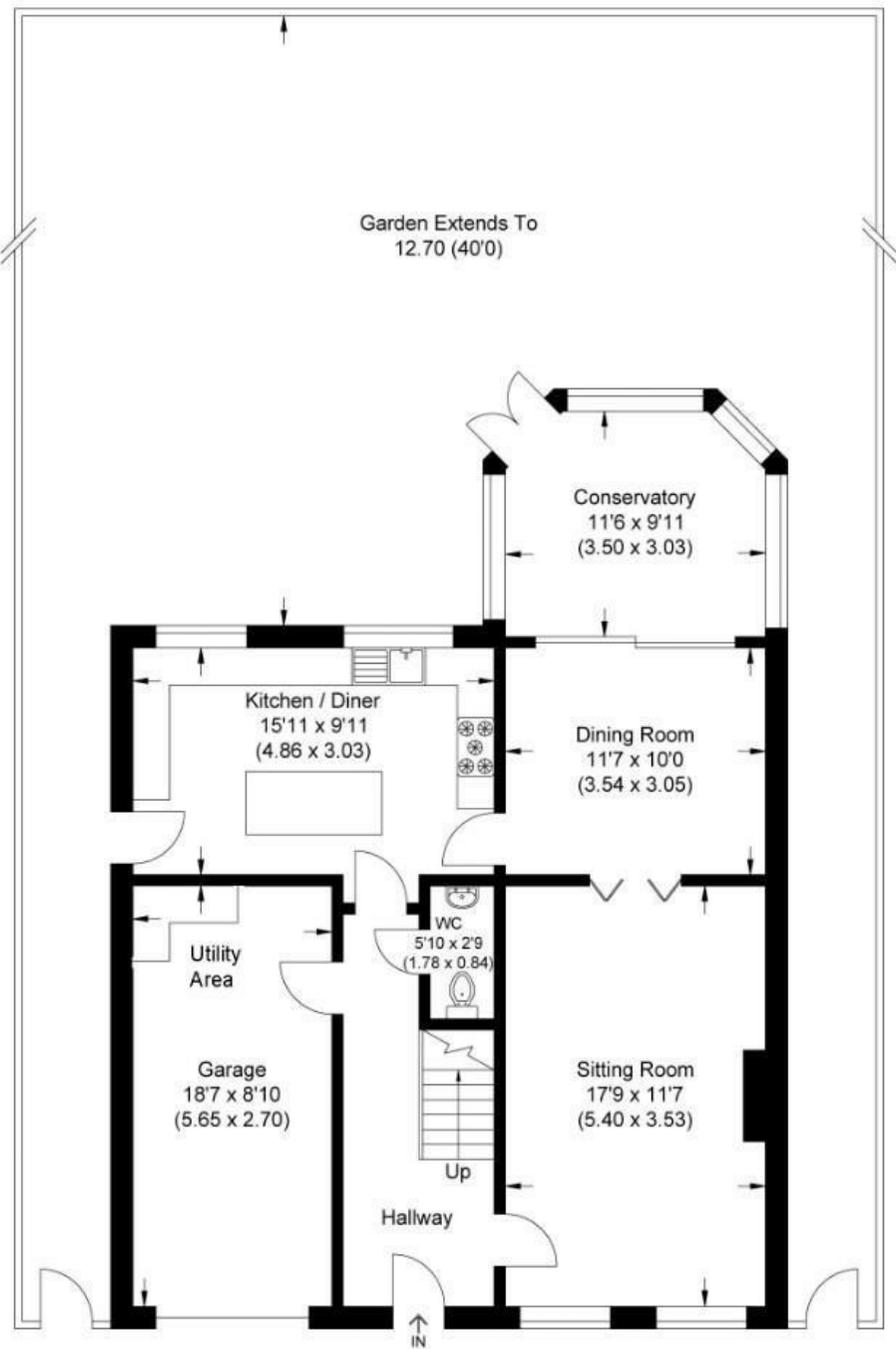
Spacious detached four double bedroom family home situated on one of Buntingford's most sought after developments, in a small cu-de-sac containing similar sized properties. Within walking distance to the High Street ,Schools and countryside walks.

- Spacious Bovis "Applegarth".
- Large sitting & dining rooms.
- Well designed kitchen breakfast room.
- Large entrance hall and downstairs cloakroom.
- Victorian Style Conservatory.
- Master Bedroom with luxury en-suite shower room.
- Three further double bedrooms.
- Boutique style family bathroom.
- Integral garage with utility area with privacy door and driveway.
- South facing rear garden.

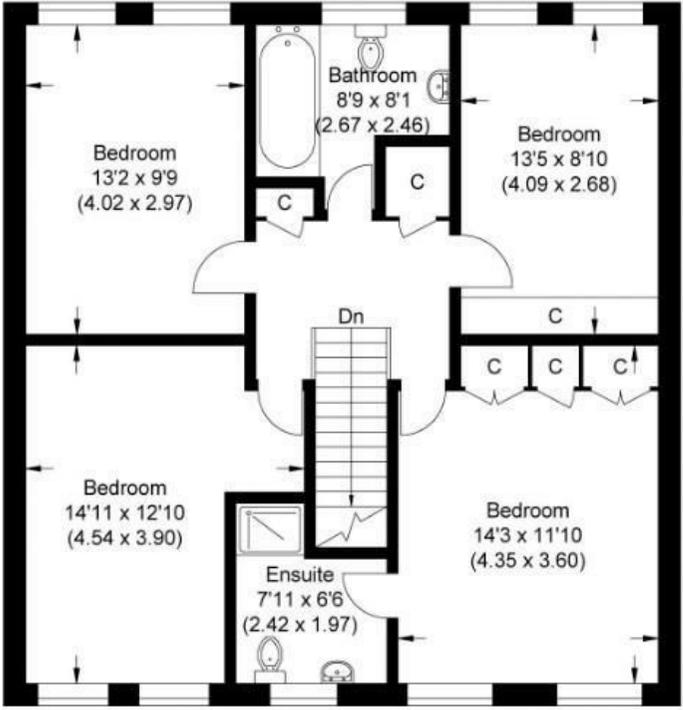


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Approximate Gross Internal Area
162.48 sq m / 1748.92 sq ft
(Includes Garage)
Garage Area 15.25 sq m / 164.14 sq ft



Ground Floor



First Floor

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

Ground Floor

Entrance

Storm Porch over front door, with glazed inserts and carriage lamp to side.

Entrance Hall

Stairs to first floor landing with understairs cupboard. Signature wood laminate flooring. Radiator. Panelled doors to kitchen/breakfast room, downstairs cloakroom, integral garage.

Sitting Room

17'8" x 11'6"

Two double glazed windows to front. Fireplace with hearth and inset flame effect electric fire. Two radiators. Bi-folding doors to:

Dining Room

11'6" x 10'0"

Radiator. Double glazed patio doors leading to:

Conservatory

11'6" x 9'10"

uPVC double glazed windows and French doors leading to rear garden. Ceramic floor tiles. Opening skylight.

Kitchen Breakfast Room

15'11" x 9'11"

Two uPVC double glazed windows to rear overlooking garden. Range of bespoke wall & base units offering a large number of cupboards and drawer units. Roll top work surfaces with inset one & a half bowl single drainer sink unit with mixer taps. Large moveable island incorporating further base units and a kitchen bar. Integrated Neff microwave, electric double oven with grill and five ring gas hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Ceiling and under-unit spotlights. Ceramic floor tiles. Radiator. uPVC double glazed door to side giving access to side pathway.

Cloakroom

Vanity unit with inset wash hand basin and low flush WC with built-in cupboard/shelf. Signature waterproof wood laminate flooring. Extractor fan.

First Floor

Landing

Good size built-in storage cupboard with shelves. Radiator. Airing cupboard containing lagged water cylinder, immersion & linen shelving. Panelled doors to bedrooms and bathroom. Access to partially boarded loft with lighting.

Master Bedroom

14'2" x 11'10"

Two uPVC double glazed windows to front. Bespoke fitted bedroom suite comprising a number of wardrobes, large chest of drawers, bedside cabinets and full height mirror. Radiator. Panelled door to:

En-Suite Shower Room

7'10" max x 6'5"

uPVC double glazed window to front with obscured glass. Shower cubicle with drench head & hand held power shower, vanity unit with inset wash hand basin and low flush WC. Chrome ladder style radiator. Fully tiled walls with complementary floor tiles. Inset downlights. Extractor fan.

Bedroom Two

14'11" max x 12'9" max

Two uPVC double glazed windows to front. Radiator. Ceiling fan.

Bedroom Three

13'1" x 9'8"

Two uPVC double glazed windows to rear. Radiator.

Bedroom Four

13'3" x 8'9"

Two uPVC double glazed windows to rear. Bespoke fitted bedroom suite. Radiator.

Boutique Style Family Bathroom

8'9" x 8'0" max

uPVC double glazed window to rear with obscured glass. White suite comprising P-shaped bath with drench head & hand held power shower, large vanity unit with inset wash hand basin and low flush WC. Ceramic tiles to walls and floor. Inset downlights. Chrome ladder style radiator. Extractor fan.

Outside

Front Garden

Lawned garden with wide borders containing a number of established shrubs. Gated pathway to side, leading to rear garden.

Driveway

Parking for two vehicles. Access to garage.

Integral Garage

18'6" x 8'9"

With up & over door, light, power connected and wall mounted tap. Wall mounted Baxi gas fired boiler. Space & plumbing for washing machine, space for tumble dryer with external vent and worktops and sink over. Internal door leading back into reception hall.

Rear Garden

South facing. Large patio area leading to lawn with well stocked borders. Patio to the south of the garden. Outside tap. Garden shed at side of house. Side access.





