



HUNTERS[®]
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Dovedale, 16a Porters Close, Buntingford, SG9 9BW

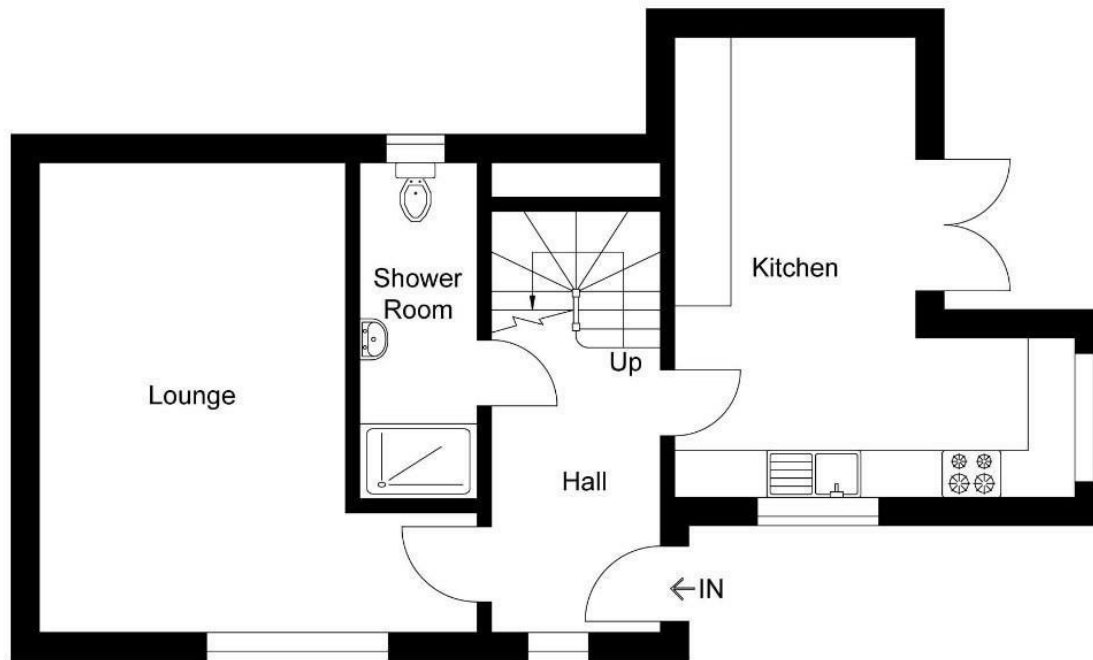
Dovedale, 16a Porters Close, Buntingford, SG9 9BW

Price £375,000

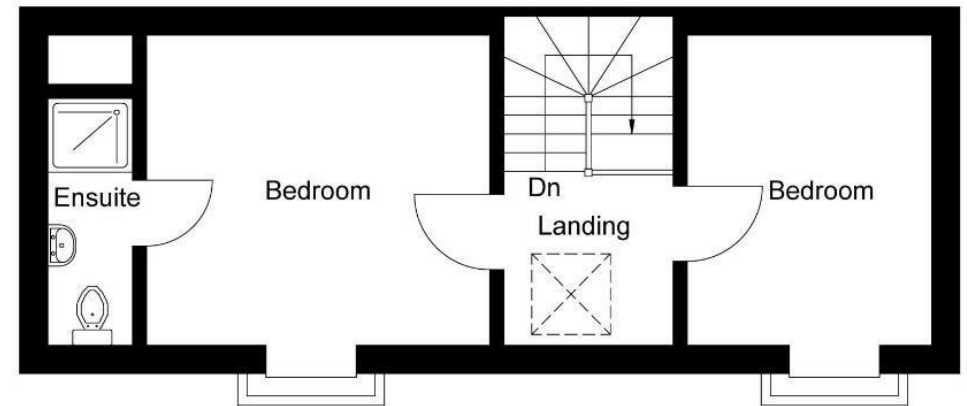
One of a kind attractive two bedroom detached home with downstairs shower room plus en-suite shower room to master bedroom. The home benefits from a large kitchen/breakfast room with patio doors leading to the courtyard style side garden plus a good size sitting room. Within a few minutes walk to Buntingford's High Street, this property has been recently decorated and is chain free!

- Unique detached two bedroom house
- Downstairs shower room
- Fitted wardrobes in bedrooms plus eaves storage
- LED lit stairwell
- Low maintenance courtyard
- Good size sitting room and kitchen / breakfast room
- En-suite shower room to master bedroom
- Large utility cupboard under the stairs
- Driveway
- No upward chain!

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Ground Floor



First Floor

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

Ground Floor

Entrance

Entrance porch with LED inset downlights leading to timber and glazed front door.

Entrance Hall

9'7" x 6'0"
Wood effect flooring. Radiator. Window to front aspect. Turning stairs with LED lights and shelving to first floor. Doors to:

Utility Cupboard

Understairs utility cupboard with plumbing for washing machine.

Sitting Room

15'3" x 9'8"
Wood effect floor. Window to front aspect. Radiator.

Kitchen/Breakfast Room

12'4" x 15'2"
Good number of eye and base level Shaker style units with laminate countertops. Tiled splashbacks. Complementary composite sink and drainer with chrome mixer tap. Integrated electric oven with four ring hob and extractor over. Space for a fridge / freezer and a dishwasher. Inset ceiling lights. Radiator. Wood effect flooring. Windows to front and side aspect. Patio doors leading to side courtyard.

Shower Room

11'0" x 3'10"
Double length shower cubicle with hand held and drench head showers. Low level flush w/c. Vanity unit wash hand basin with chrome mixer tap. Chrome ladder style radiator. Extractor fan. Inset ceiling lights. Obscure window to rear aspect. Tiled walls. Wood effect flooring.

First Floor

Landing

6'4" x 5'3"
Galleried landing. Radiator. Two Velux windows. Doors to:

Master Bedroom

11'0" x 10'4"
Built in wardrobe. Bespoke sliding eaves storage unit. Window to front aspect. Radiator. Door to:

En-Suite

9'1" x 3'3"
Double length shower. Vanity unit wash hand basin with mirror over. Low level flush w/c. Extractor fan. Chrome ladder style radiator. Tiled walls. Inset ceiling lights. Velux window to front aspect.

Bedroom Two

11'0" x 7'11"
Built in wardrobes. Eaves storage. Radiator. Window to front aspect.

Outside

Front

Block paved driveway plus paving leading to entrance. Mature shrubs. Astro turf.

Courtyard

Low maintenance courtyard to the side of the property with mature hedging and Astro turf. Access to rear of property.

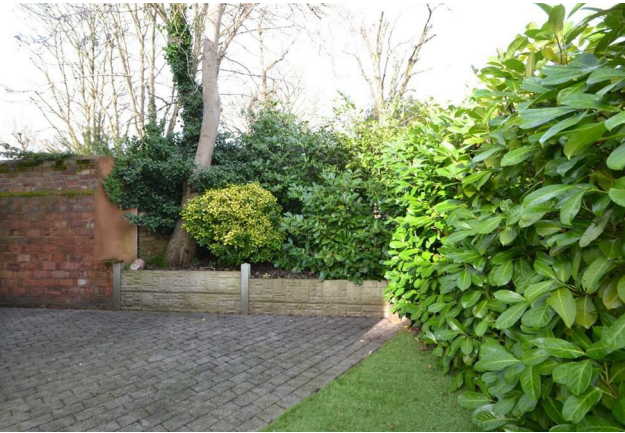
Agents Note

No TPO on the tree. Brick walls belong to properties behind.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.





