

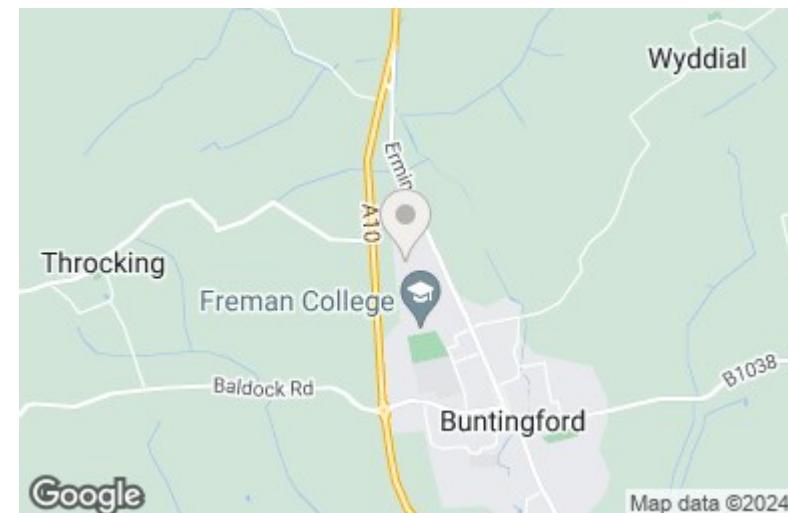
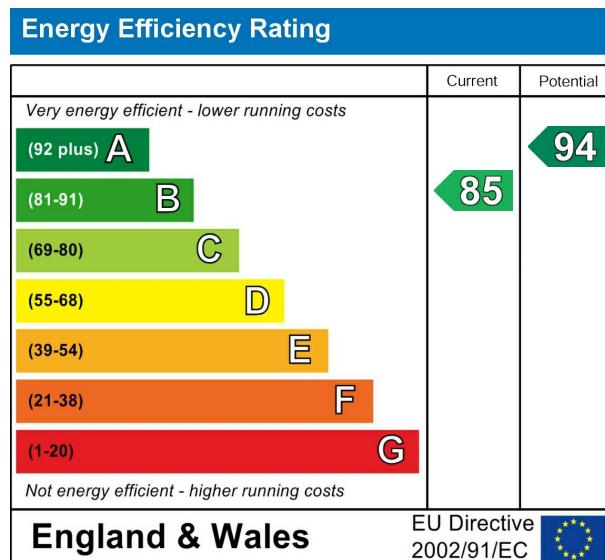


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HERE TO GET *you* THERE

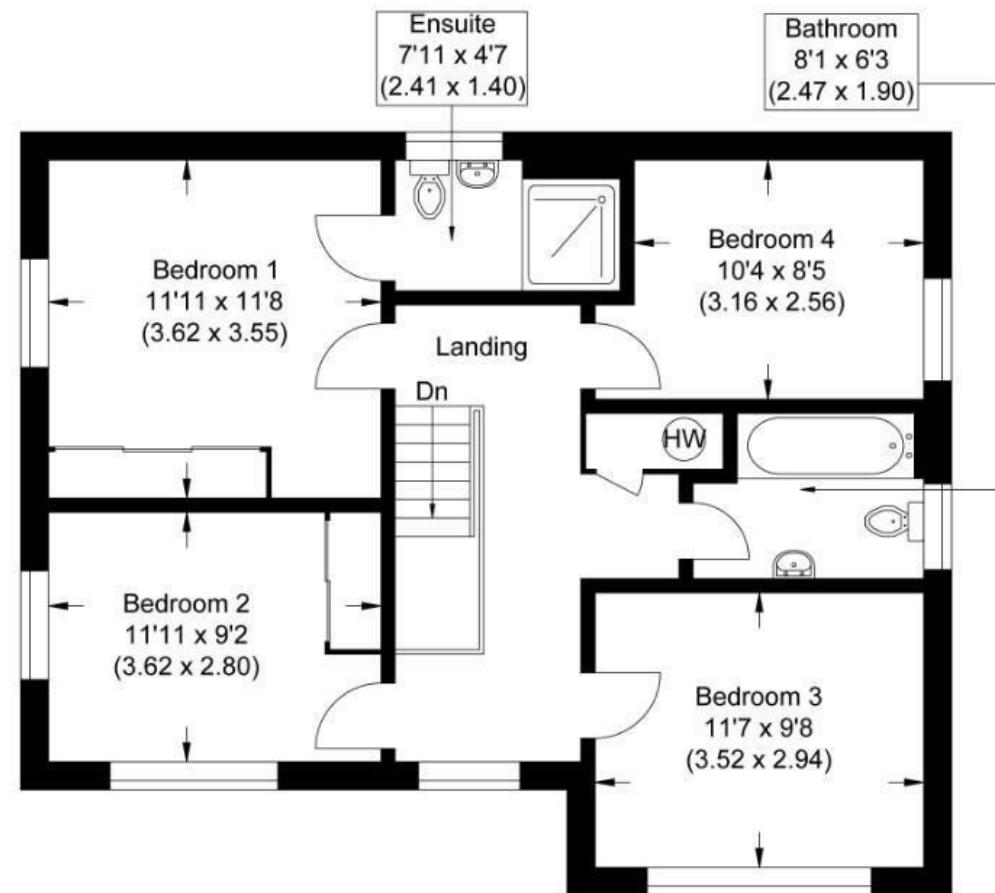
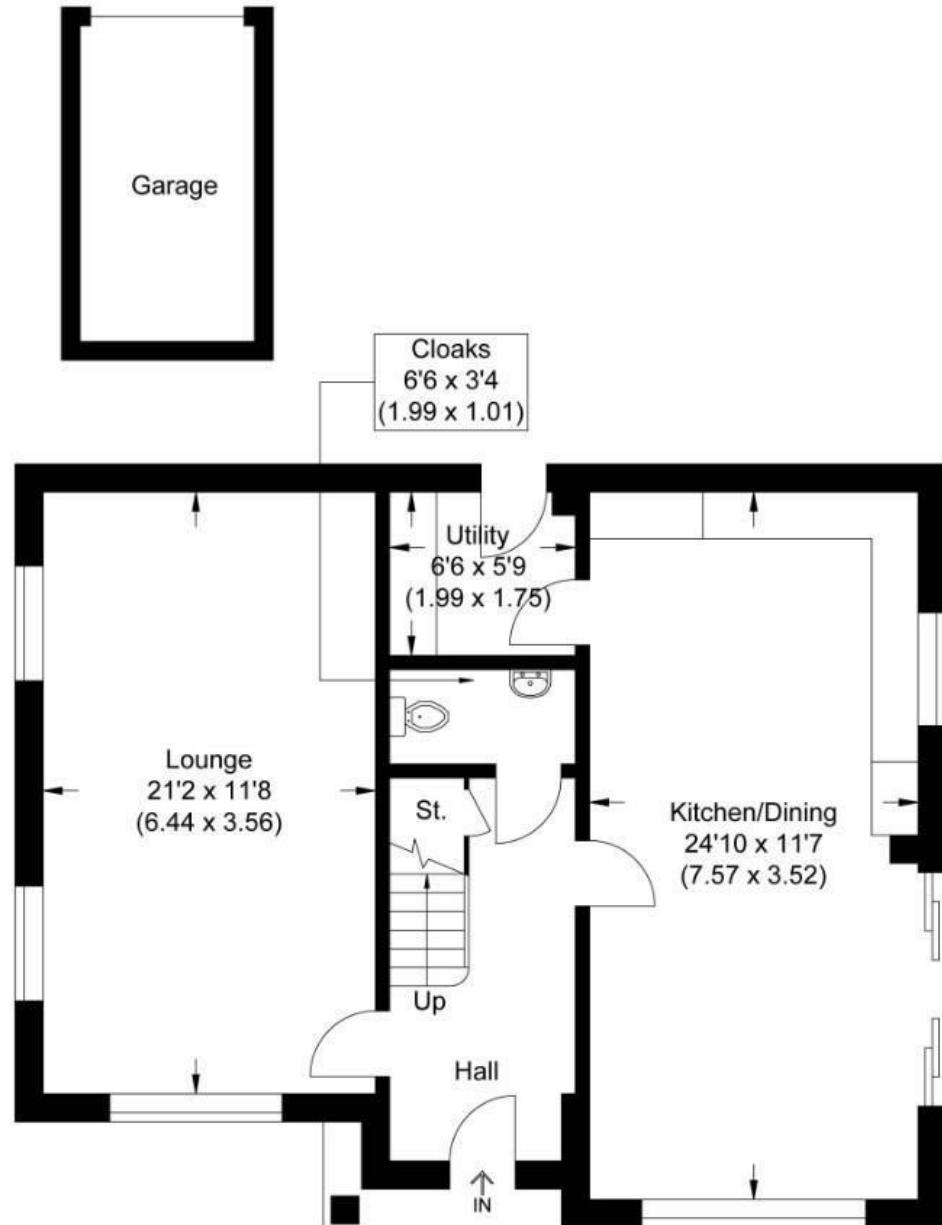
12 Bishop Way, Buntingford, SG9 9SL

Set in elevated position on the Highly sought after Redrow Maples development, we are pleased to offer this "Shaftesbury" four bedroom detached property presented to a high standard throughout. The immaculate garden has been recently landscaped and benefits from not being overlooked. Sitting on the edge of the development. this stunning home looks out on to uninterrupted views of the countryside. Can be offered CHAIN FREE!

- Redrow's 'Shaftesbury' large 4 bedroom luxury detached family home
- Utility room
- Downstairs cloak
- Detached garage with driveway for up to two vehicles. EV charging point
- East facing landscaped low maintenance garden with a powered outbuilding
- Large kitchen dining family room leading out on to the garden
- Large dual aspect sitting room
- En-suite to master bedroom
- Shutters to windows.
- Can be offered CHAIN FREE!



Approximate Gross Internal Area  
130.18 sq m / 1401.24 sq ft



Ground Floor

First Floor

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

**FRONT**

Landscape hedged front garden with path leading to:

**ENTRANCE**

Canopy porch. Timber and glazed front door with security lamp.

**HALLWAY**

Amico flooring. Radiator. Stairs to first floor. Understairs cupboard. Doors to:

**SITTING ROOM**

21'1" x 11'8"

Sunny dual facing sitting room with windows to the front and side of the property. Two radiators.

**CLOAKROOM**

6'6" x 3'3"

Amico flooring. Floating wash hand basin. Low level flush w/c. Radiator. Partially tiled walls. Inset ceiling lights. Extractor fan.

**KITCHEN DINER FAMILY ROOM**

24'10" x 11'6"

Windows to front aspect and garden aspect. Sliding patio doors with integral blinds leading to landscaped garden. Radiator. Inset ceiling lights. Kitchen is complete with eye and base level units, Marengo countertops with integral sink and recessed drainer. Instant hot water tap and water filter connected. Matching acrylic splashbacks. Integrated fridge/freezer, dishwaher, double oven and four ring gas hob with extractor over. Door leading to:

**UTILITY**

6'6" x 5'8"

Amico flooring. Eye and base level units to match the kitchen. Inset stainless steel sink with mixer tap over. Space for a washing machine and a tumble dryer. Houses boiler. Inset ceiling lights. Privacy door leading to the driveway.

**FIRST FLOOR****LANDING**

Galleried landing with window to front aspect. Access to non-boarded loft. Airing cupboard.

**MASTER BEDROOM**

11'10" x 11'7"

Window to side aspect. Double fitted wardrobes. Radiator. Door to:

**EN-SUITE SHOWER ROOM**

7'10" x 4'7"

Fully tiled en-suite comprising of floating wash hand basin, low level flush w/c double length shower cubicle and chrome ladder style radiator. Inset ceiling lights. Extractor fan. Obscure window to rear aspect.

**BEDROOM TWO**

11'10" x 9'2"

Windows to front and side aspect. Radiator.

**BEDROOM THREE**

11'6" x 9'7"

Window to front aspect. Radiator.

**BEDROOM FOUR**

10'4" x 8'4"

Currently used as a dressing room. Wall to wall fitted wardrobes. Radiator. Window to garden aspect.

**FAMILY BATHROOM**

8'1" x 6'2"

Fully tiled bathroom comprising of panel bath with shower over, vanity wash hand basin, low level flush w/d and chrome ladder style radiator. Inset ceiling lights. Extractor fan. Window to garden aspect.

**OUTSIDE****GARDEN**

Wall and fenced secure east facing landscaped garden with raised railway sleeper beds, artificial lawn and resin bound gravel. Side gate access to driveway and garage. Outside tap. Exterior lighting. Timber bin store. Access to outbuilding.

**DETACHED GARAGE**

Detached single garage with eaves storage, electric garage door and E.V. charger. Sensor light to front of garage.

**OUTBUILDING**

Timber outbuilding with composite cladded front. uPvc door and window to garden aspect. Fitted with a range of eye and base level units with countertop. Eaves storage. Power. Outside lights.

