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3 Aldridge Way, Buntingford, SG9 9FX

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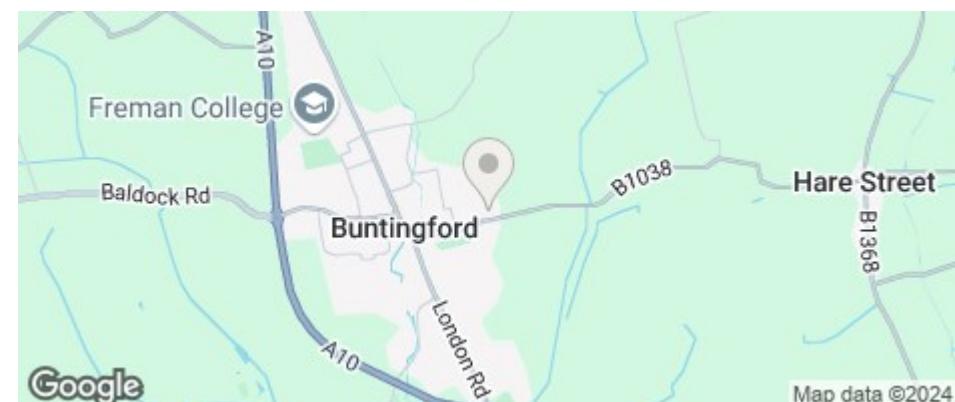
Price £630,000

Beautifully styled four bedroom detached home situated in a prime location on the Knights Walk development in Buntingford. Dual aspect sitting room, triple aspect kitchen / diner letting in ample light all throughout the day. The property benefits from a garage, driveway, ensuite to master bedroom, utility area and a large cabin in the garden already powered, insulated and set up with WIFI. The current owners have transformed the garden in to a truly wonderful outside space which can only be described as an oasis paradise with a koi carp pond and many mature shrubs making it a quiet and secluded space.

- Beautifully styled four bedroom detached home
- Fully insulated cabin / office with power and wifi
- Utility area off the kitchen / diner
- Garage plus driveway
- Oasis paradise garden with koi carp pond
- Fully integrated kitchen
- Ensuite to master bedroom
- Prime spot on the development

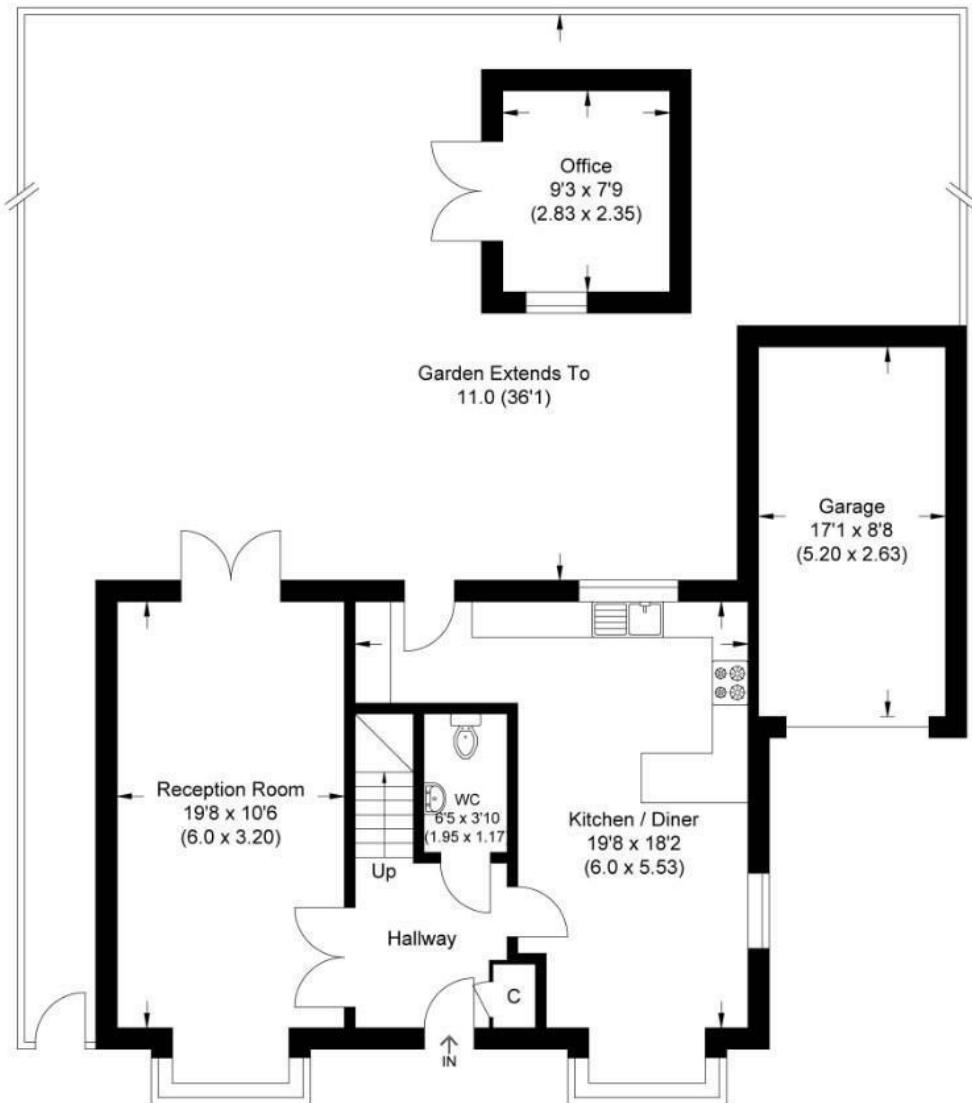
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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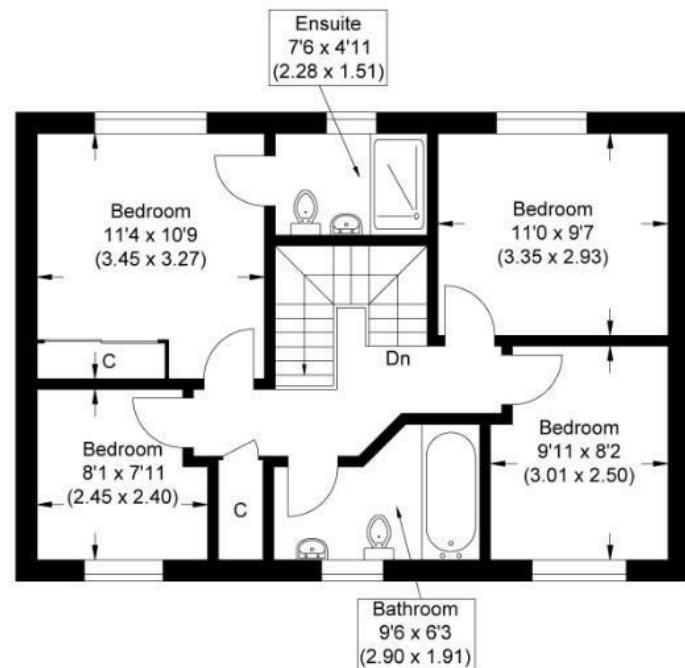
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Ground Floor

Approximate Gross Internal Area  
109.12 sq m / 1174.55 sq ft  
(Excludes Garage & Outbuilding)  
Garage Area 13.68 sq m / 147.25 sq ft  
Outbuilding Area 6.65 sq m / 71.58 sq ft



First Floor

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

**Entrance**

Timber and glazed front door. Security lamps.

**Entrance Hall**

Amtico flooring. Radiator. Large storage cupboard housing consumer board. Door to lounge and stable door to kitchen diner. Turning stairs to first floor.

**Cloakroom**

6'4" x 3'10"

Pedestal wash hand basin. Low level flush w/c. Radiator. Inset ceiling lights. Extractor fan. Tiled floor.

**Reception Room**

19'8" x 10'5"

Box bay window to front aspect. Patio doors leading to the garden. Amtico flooring. Two radiators.

**Kitchen/Dining Room**

19'8" x 18'1"

Dining area: Box bay window to front aspect. Window to side aspect. Radiator.

Kitchen area: Window to rear aspect. Radiator. Range of cream gloss wall and base level units with timber effect countertops. Tiled splash backs. Stainless steel one and a half sink and drainer. Integrated dishwasher, fridge /freezer, oven and 4 ring gas hob with extractor over.

Inset ceiling lights. Extractor fan. Houses boiler. Tiled floor.

**Utility**

Range of matching cream gloss wall and base units with timber effect countertop over. Integrated washing machine. Timber and glazed door leading to the garden.

**First Floor****Galleried Landing**

Galleried landing with loft access. Deep airing cupboard with shelving and hot water cylinder. Radiator.

**Bedroom One**

11'3" x 10'8"

Fitted wardrobes. Radiator. Window to rear aspect. Door to:

**En-Suite**

7'5" x 4'11"

Double length shower cubicle. Pedestal wash hand basin. Low level flush w/c. Chrome ladder style radiator. Extractor fan. Obscure window to rear aspect. Medicine cabinet. Tiled floor. Inset ceiling lights.

**Bedroom Two**

10'11" x 9'7"

Window to rear aspect. Radiator.

**Bedroom Three**

9'10" x 8'2"

Window to front aspect. Radiator.

**Bedroom Four**

8'0" x 7'10"

Window to front aspect. Radiator.

**Bathroom**

Comprising of panel bath with shower over and glass shower screen. Tiled splash backs. Pedestal wash hand basin with tiled splash backs. Low level flush w/c. Obscure window to front aspect. Medicine cabinet. Chrome ladder style radiator. Tiled floor. Inset ceiling lights. Extractor fan.

**Outside****Front**

Front garden with mature well maintained shrubs and a path leading to the front door.

**Driveway**

Driveway for one vehicle leading to garage.

**Driveway and Garage**

17'0" x 8'7"

Up and over door and eaves storage.

**Rear****Garden**

Truly magical oasis of a garden. Patio seating areas with a selection of mature plants and a raised koi carp pond with waterfall. Outside tap. Outside power. Outside lights,

**Garden Office**

9'3" x 7'8"

Fully insulated cabin with downlighters and security lights externally, power, lights and electric radiator. Double glazed. Timber flooring. Double patio doors leading to garden and side window.

**Agents Note**

Ideal Logic Heat 15 gas condensing boiler serviced annually.

Loft partially boarded with light. (no ladder)

Sky fibre.



