



**HUNTERS**<sup>®</sup>

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28 Porters Close, Buntingford, SG9 9BW

## **28 Porters Close, Buntingford, SG9 9BW**

### **Offers In Excess Of £550,000**

Rare opportunity to acquire this extensively remodelled and refurbished to modern living standards including solar panels and pre wiring for EV charging point. This three bedroom family home is located in sought after part of town at the end of quiet cul de sac. This property is a must to see, viewing will not disappoint.

- Recently remodelled and refurbished to a very high standard.
- Stunning kitchen opening out onto rear garden with bi fold doors.
- Large landing with oak doors to all first floor rooms.
- Two further double bedrooms.
- Parking for up to three cars plus single garage.
- Large open plan living / dining room open through to kitchen.
- Downstairs cloakroom and utility cupboard.
- Master bedroom with en suite shower room.
- Good sized well landscaped West facing rear garden.
- Solar panels.

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## Ground Floor

### Entrance

Fully glazed uPVC front door. Flanked by contemporary carriage lamps. Storm canopy over. To side of drive prewired for EV charger.

### Entrance Hall

Oak doors to all ground floor rooms. Upright contemporary styled radiator. Straight stairs to first floor with step illumination. Modeleo (LVT) flooring.

### Cloakroom

uPVC window to rear. Floating vanity unit with inset wash hand basin. Contemporary styled heated towel rail. Low level WC with hidden cistern. Modeleo (LVT) flooring. Inset ceiling light.

### Utility

Wall mounted gas fired Worcester Bosch combination boiler. Plumbing for washing machine. Modeleo (LVT) flooring. Inset ceiling light.

### Living / Dining Room

Two large uPVC windows to front. Two upright contemporary radiators. Modeleo (LVT) flooring. Open through to kitchen area. Understairs cupboard.

### Kitchen

Bi fold doors to rear garden. Open through to living dining room. Range of contemporary contrasting units. Inset Siemens induction hob with extractor over. Inset Frankie stainless steel sink. Built in fridge freezer. Eye level NEFF Hide and slide oven and matching microwave combination oven / grill and plate warmer. Built in dishwasher. Modeleo (LVT) flooring. Inset ceiling lights.

## First Floor

### Landing

uPVC window to rear. Oak doors to all first floor rooms.

### Family Bathroom

uPVC window to rear. Fully tiled. Large panel bath with power shower over. Floating vanity unit with inset wash hand basin. Low level WC with hidden cistern. Upright contemporary styled heated towel rail. Touch light over basin mirror. Inset ceiling lights. Extractor fan. Upright contemporary styled cupboard.

### Master bedroom

uPVC window to front. Radiator. Built in wardrobe. Oak door to en suite.

### En Suite Shower Room

Fully tiled. Large walk in shower with drench head and separate handset. Low level WC with hidden cistern. Floating vanity unit with inset wash hand basin. Inset ceiling lights. Extractor fan.

### Bedroom Two

uPVC window to front. Radiator below.

### Bedroom Three

uPVC window to side. Radiator below.

## Outside

### Front Garden

Mature shrubs. Area laid to slate chippings giving two parking spaces.

### Rear Garden

West facing. Large wrap around sun terrace.

Outside tap. Area for bin storage. Gated side access. Raised flower beds with sleepers. Mature planting. Laid mostly to lawn. Twin electric power socket.

## Drive and Garage

Space for one car in front of garage. Garage has up and over door, power and light.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

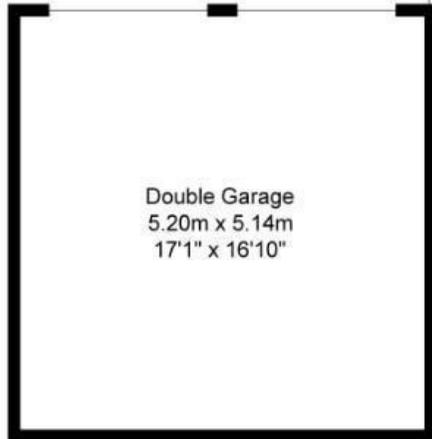
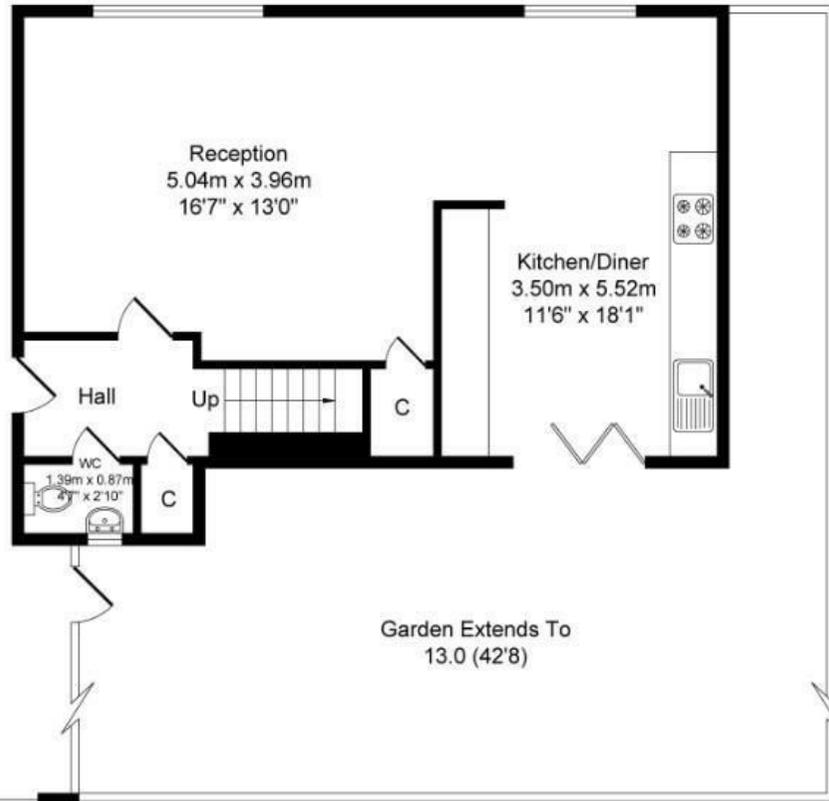




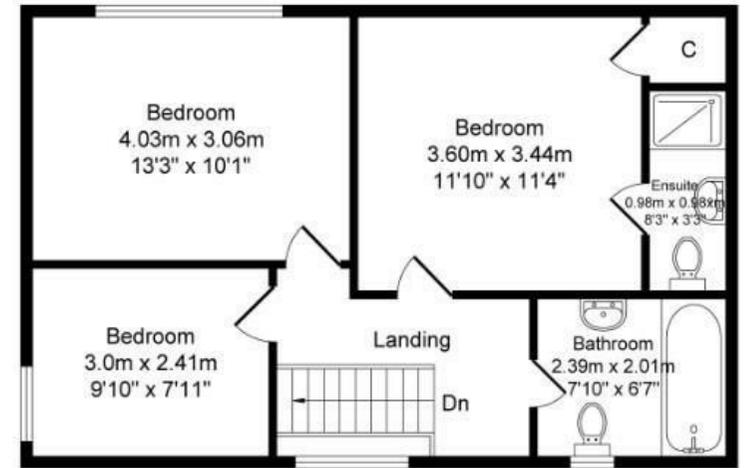




Ground Floor  
77.39 sq.m. (833.02 sq.ft.) approx.



First Floor  
48.58 sq.m. (522.91 sq.ft.) approx.



**TOTAL FLOOR AREA : 125.97 sq.m. (1355.93 sq.ft.) approx.**  
**GARAGE AREA : 26.73 sq.m. (287.71 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

