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46 Parker Drive, Buntingford, SG9 9GL

## **46 Parker Drive, Buntingford, SG9 9GL**

Asking Price £450,000

Hunters are proud to bring to market this well presented three bedroom semi-detached family home in the sought after town of Buntingford. Built in 2016, the 'Primrose' style home benefits from a bright and spacious kitchen/dining room, separate lounge with a box bay window, cloakroom and under stairs storage, three good size bedrooms, family bathroom, storage cupboard and an en-suite to the master bedroom.

Externally, the garden can be accessed by the kitchen/dining room which leads out to a patio/astro turf or from the private driveway in front of the garage.

- Three good sized bedrooms semi-detached family home
- En-Suite to Master bedroom
- Built in 2016 (Still within NHBC Warranty)
- Detached driveway for up to three vehicles
- Double glazing throughout. With shutters to most windows.
- Modern equipped kitchen with granite worktops
- Downstairs Cloakroom
- Detached garage with power
- Low maintenance private walled garden
- Popular Buntingford location. Easy access to A10

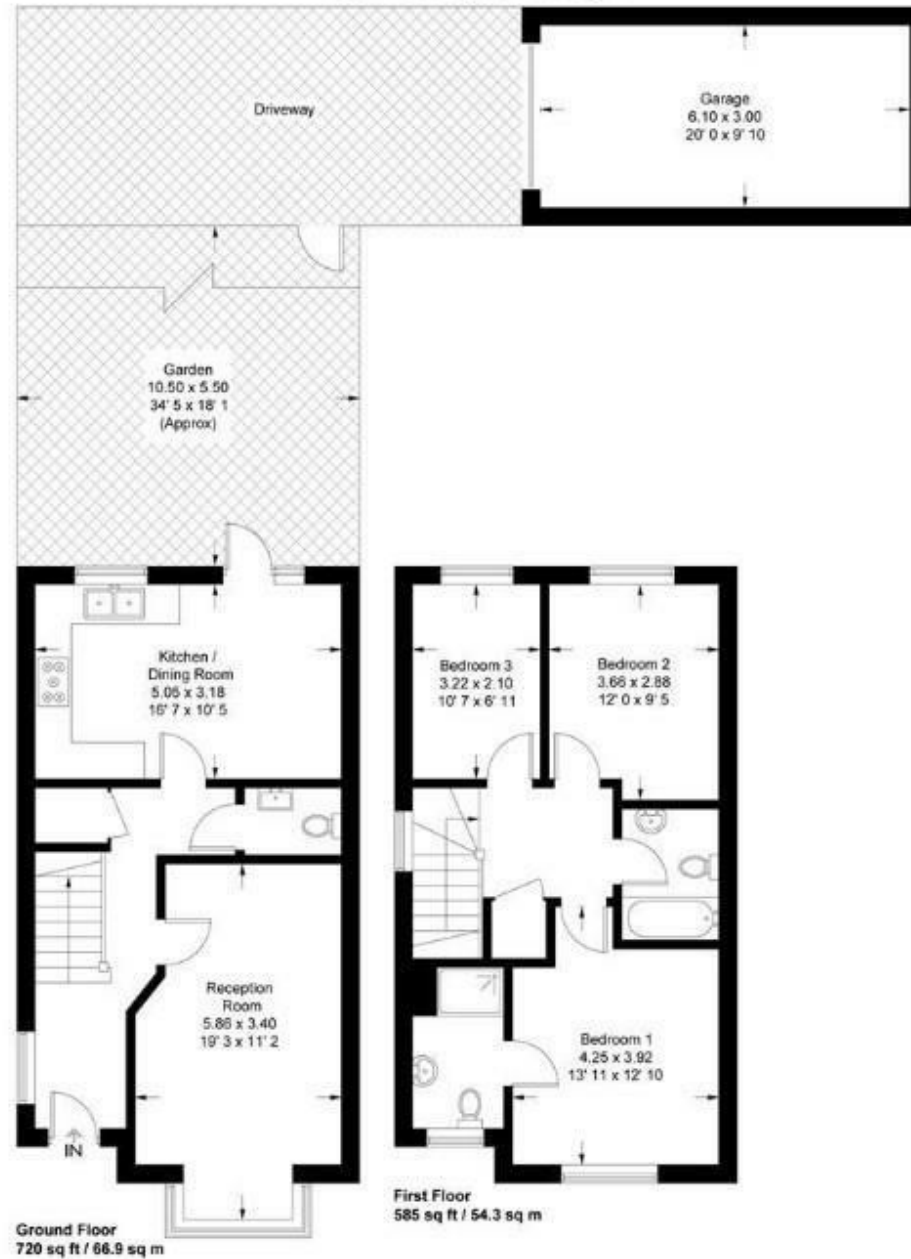
Hunters Buntingford 34 High Street, Buntingford, SG9 9AQ | 01763 272391  
buntingford@hunters.com | www.hunters.com

## Parker Drive

Approximate Gross Internal Area = 1305 sq ft / 121.2 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1502 sq ft / 139.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Front

Path leading to canopy porch with security lamp and ring door bell.

Entrance Hall

Timber and glazed front door leading to entrance hall. Solid Oak flooring. Window with shutters to side aspect, Radiator. Stairs to first floor. Large understairs cupboard with lighting. Doors to:

Reception Room

19'2" x 11'1"  
Box bay window with shutters to front aspect. Inset ceiling lights. Two radiators.

Cloakroom

Dual flush w/c. Wash hand basin. Tiled splash back. Tiled floor. Radiator.

Kitchen/Dining Room

16'6" x 10'5"  
Fitted with a range of wall and base storage units with granite countertops. Stainless steel dual sink with chrome mono mixer tap. Integrated oven. Five ring gas hob with stainless steel extractor over. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Houses boiler. Tiled splash back., Tiled flooring, Radiator. Inset ceiling lights over kitchen area, Window with shutters to rear aspect over looking the garden. Patio door.

First Floor

Gallery Landing

Window with shutters to side aspect. Large shelved airing cupboard housing hot water tank, Access to loft. Doors to:

Master Bedroom

13'11" x 12'10"  
Window with shutters to front aspect. Radiator. Inset ceiling lights. Door to:

En-Suite

Obscure window to front aspect. Double length shower cubicle. Vanity unit with inset wash hand basin. Dual flush w/c, Fully tiled. Chrome ladder style radiator. Inset ceiling lights. Extractor fan.

Bedroom Two

12'0" x 9'5"  
Window with shutters to rear aspect. Radiator.

Bedroom Three

10'6" x 6'10"  
Window with shutters to rear aspect. Radiator.

Family Bathroom

Three piece suite comprising of panel bath. Dual flush w/c. Pedestal wash hand basin. Chrome ladder style radiator. Fully tiled. Extractor fan.

Outside

Garden

Low maintenance wall and fenced garden benefiting from a paved seating area, artificial grass and raised borders. Exterior lights. Gate to the rear gives access to the driveway and garage.

Driveway & Garage

20'0" x 9'10"  
Driveway with space for up to three vehicles leading to the powered garage with up and over garage door accessed from the rear of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.



















