

- Fantastic End of Terrace House
- En-Suite To Master Bedroom
- Beautifully Presented Throughout
- Luxury Modern Kitchen
- Spacious Lounge/Diner
- Two Double Bedrooms
- Landscaped Rear Garden
- Allocated Parking Space
- Popular Cul De Sac

CORNWELL CLOSE, BUNTINGFORD

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Ensum Brown offer for sale this excellent modern house located in a superb development on the southside of Buntingford. Built in 2017, this lovely home provides 2 double bedrooms (en-suite to master), a spacious lounge/dining room, cloakroom and luxuriously fitted kitchen. Lovely garden and parking. Internal viewing recommended.

GUIDE PRICE
£350,000

Ware
01920 412200

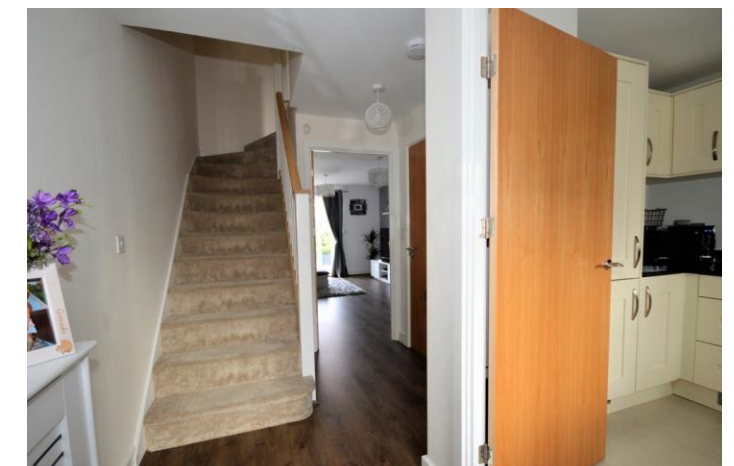
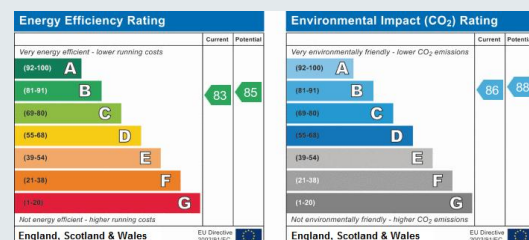
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Presented in show home condition and finished to an impeccable standard throughout, Ensum Brown are delighted to offer for sale this fantastic property which is set in this recently completed lifestyle development on the southside of Buntingford. The property was built in 2017 by Fairview Homes and is beautifully presented with accommodation to include two double bedrooms, one with en suite shower room, a spacious lounge/dining room, downstairs cloakroom and a luxuriously fitted kitchen. Externally there is an allocated parking space with further visitors parking available and a lovely landscaped low maintenance rear garden. Ideal opportunity for first time buyers and downsizers - must be viewed to be fully appreciated!

GROUND FLOOR

ENTRANCE HALL 16' 4" x 7' 1" (4.98m x 2.16m)

Composite front door. Bright and spacious entrance hall with laminate flooring, radiator and cover. Stairs leading up to first floor accommodation. Doors to:

LUXURY KITCHEN 10' 5" x 8' 5" (3.18m x 2.58m)

Superbly fitted with contemporary shaker style units complemented by granite work surfaces and equipped with quality fitted appliances comprising electric oven, gas hob, extractor, integrated washing machine, fridge freezer and dishwasher. Inset stainless steel sink unit. Comprehensive range of wall and base storage units. Tiled surrounds. Inset lighting. Cupboard housing gas fired boiler. Tiled floor. UPVC double glazed window to front aspect.

CLOAKROOM/WC 6' 2" x 4' 1" (1.88m x 1.26m)

Tiled flooring. Pedestal wash hand basin. Low level flush WC. Radiator.

LOUNGE/DINER 17' 10" x 12' 10" (5.44m x 3.93m)

A lovely bright and spacious room with UPVC double glazed patio doors opening onto the attractive landscaped rear garden. Large under stairs cupboard. Wood effect laminate flooring. TV point. Radiator and cover.

FIRST FLOOR

LANDING

Fitted carpet to stairs and landing area. Airing cupboard and loft hatch. Doors to master bedroom, bedroom two and family bathroom.

MASTER BEDROOM 12' 9" x 11' 3" (3.89m x 3.45m)

Generous bedroom with two UPVC double glazed windows to front aspect. Fitted carpet. Radiator. Door to:

EN-SUITE SHOWER ROOM 6' 0" x 5' 6" (1.83m x 1.68m)

Fully tiled flooring and walls. Three piece suite comprising low level flush WC, pedestal wash hand basin and enclosed shower cubicle. Chrome wall mounted heated towel rail. Spotlights to ceiling.

BEDROOM TWO 12' 10" x 11' 5" (3.92m x 3.48m)

Another good-size double bedroom with fitted carpet, radiator and ceiling light feature. UPVC double glazed window to rear aspect.

FAMILY BATHROOM 6' 11" x 6' 0" (2.13m x 1.85m)

Fully tiled flooring and walls. Three piece suite comprising low level flush WC, wash hand basin and bath with screen and chrome wall mounted shower. Chrome wall mounted heated towel rail. UPVC double glazed window to side aspect.

OUTSIDE

REAR GARDEN

A delightful low maintenance rear garden commencing with a recently laid patio area leading to an area laid to artificial lawn. Rear access. Timber garden shed.

OFF STREET PARKING

The property benefits from allocated parking for one vehicle with further visitors parking available.

LOCATION: BUNTINGFORD

Buntingford is a small market town in the civil parish of East Hertfordshire and lies just off the A10 linking Cambridge and north London. Buntingford is a growing town with a population of over 5000 and growing. There has been a significant level of development in recent years, which brings with it great support for the popular high street which is full of some fantastic independently owned and run local shops. There are a range of shops, cafes and bars, something for everyone. You have all the local amenities you may need, doctors, dentists and food superstore as well as a number of community groups for all ages.

Buntingford lies just off the A10, but it is also ideally located for other major road networks such as the A1M, just a half an hour drive to London Stansted airport and also close to several major national rail stations with direct links to London Kings Cross and Liverpool Street, ideal if you are a commuter.

