



26 Stearn Way, Buntingford Hertfordshire

Guide Price **£595,000**



Ensum Brown are delighted to offer to the sales market this superbly presented detached family house located on a modern development on the south-side of this desirable market town. Features include a lovely reception room, stunning open-plan kitchen/diner, 4 bedrooms & 2 bathrooms. Must view!

Council Tax band: F

Tenure: Freehold

- Superb Detached Family House
- Popular Modern Development
- Bright & Spacious Living Room
- Superb Open-Plan Kitchen/Diner
- Ground Floor Cloakroom/WC
- Four Good-Size Bedrooms
- Family Bathroom & En-Suite
- Low Maintenance Rear Garden
- Driveway Parking & Single Garage
- Internal Viewing Recommended





Moving into the fantastic open-plan kitchen/dining room, this truly is the hub of the home and an excellent space for all the whole family to get together, not to mention a brilliant space for entertaining guests! The kitchen is fitted with a comprehensive range of cream wall and base units complemented by Quartz worktops along with integrated appliances including a fridge/freezer, washing machine and dishwasher. Built-in stainless steel oven with 5-ring hob and extractor over. A matching cupboard houses the Glow Worm gas central heating boiler which has been upgraded with Nest smart thermostats to control the heating whilst you're gone and save on energy costs. The kitchen also benefits from tiled flooring, two radiators and spotlights. This bright room is triple aspect with double glazed windows to the front and rear plus patio doors to the side aspect leading to the rear garden.

Going upstairs you are greeted by a spacious and welcome landing with loft hatch providing access to a partly-boarded loft space. An airing cupboard houses the hot water tank and there's a double glazed window to the rear aspect. Doors lead off to the four bedrooms and the family bathroom.

The principal bedroom is positioned to the front of the property, being a generous double room it offers double glazed windows to the front and side aspects, fitted carpet, a radiator along with ample space for freestanding wardrobes and furniture. A door opens to the tastefully fitted en-suite shower room which is always handy to have in the morning rush; fitted with a three-piece white suite comprising of an enclosed fully-tiled shower cubicle with chrome wall-mounted shower, a low level push flush WC and a wash hand basin with chrome mixer tap. Complemented by fully tiled walls and flooring, a chrome wall-mounted heated towel rail and a wall-mounted mirrored cabinet.



PROPERTY INSIGHT

Ensum Brown are delighted to offer to the sales market this superbly presented and spacious four-bedroom two-bathroom detached family house positioned on a good-size plot on the desirable Village development on the south-side of this desirable market town. The property was constructed in 2016 and has been maintained to a great standard by the present owners, also benefitting from the remaining balance of the NHBC warranty. This rarely available family home is offered in fantastic condition, an internal viewing is highly recommended to appreciate all that it has to offer.

Approaching the house from the front, it has great kerb-appeal with a driveway to the side providing off street parking for two vehicles which leads to the single garage with power and light connected and ideal for storage. Once inside, the inviting entrance hall offers wood flooring, radiator and cover, an under-stairs storage cupboard, stairs leading up to the first floor accommodation and doors that lead off to the guest cloakroom/WC, living room and open-plan kitchen/dining room.

The guest cloakroom/WC is fitted with a two-piece white suite comprising of a wash hand basin with chrome mixer tap and a low level flush WC. Other features include tiled flooring and partly-tiled walls, an obscured double glazed window to the front aspect and a radiator.

The formal triple-aspect reception room is both elegant and stylish in appearance providing the perfect space to relax and unwind after a hard day at work. Benefitting from double glazed windows to the front, side and rear aspects allowing a lot of natural light to stream in, the room also features fitted carpet and two radiators.



The remaining three bedrooms are all well-presented with each one featuring a double glazed window, radiator and fitted carpet along with space for freestanding wardrobes and furniture. Incidentally, the current vendor is using the third bedroom as a handy work-from-home office.

Completing the first floor of this home is the family bathroom which benefits from a three-piece white suite comprising of a wash hand basin with chrome mixer tap, low level push flush WC and bath with screen, chrome mixer tap and chrome handheld shower. Other features include tiled flooring and walls, chrome wall-mounted heated towel rail, an obscured double glazed window to the front aspect, spotlights and a wall-mounted mirrored cabinet.

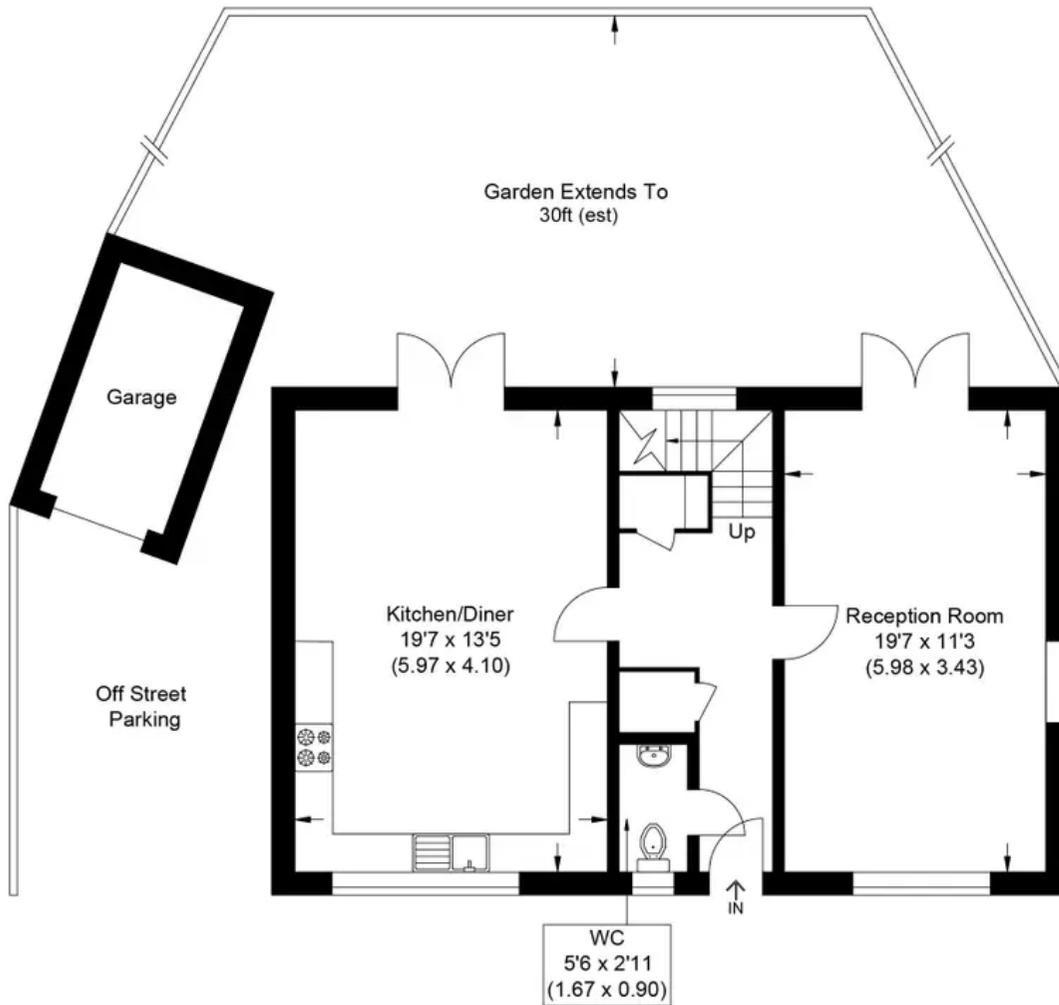
Externally the property has a delightful south-west facing rear garden which commences with a paved patio area with an area laid to artificial lawn plus a hot tub. There's also access to the single garage which is currently used as an excellent storage space with light and power connected.

This superb family home won't be available for long, please contact us to arrange your appointment to view.

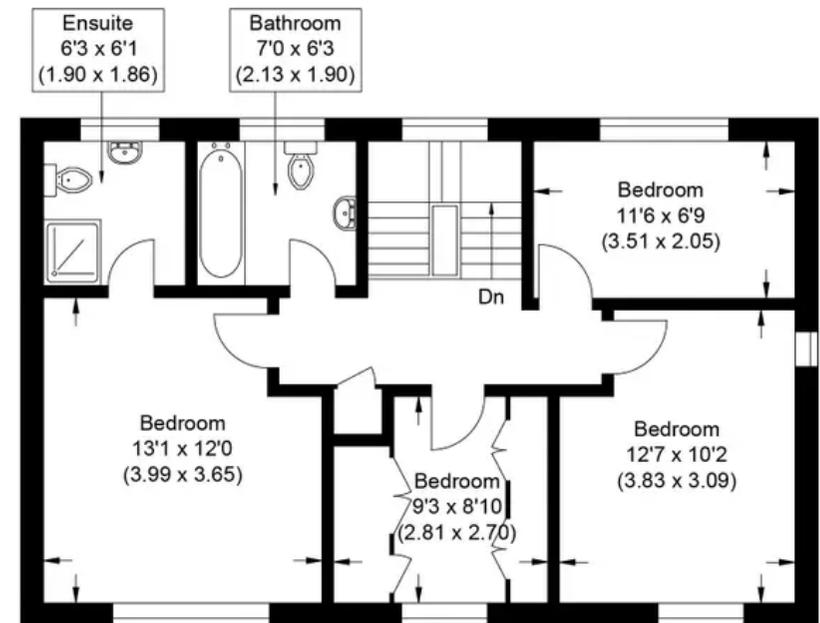




Approximate Gross Internal Area
118.30 sq m / 1273.37 sq ft
(Excludes Garage)



Ground Floor



First Floor

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



Ensum Brown

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