



- Highly Individual Detached House
- Delightful Private Development
- Town Centre Location
- Spacious Reception Room
- Lovely Kitchen/Diner
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Secluded Rear Garden
- Parking & Double Garage

JACKSONS COURT, HIGH STREET, BUNTINGFORD

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Ensum Brown are delighted to offer this stunning and unique detached house positioned in a private development off the high street with its many amenities. Superbly maintained and featuring a bright and spacious reception room, kitchen/diner room, 3 double bedrooms & 2 bathrooms. Parking and double garage. Rarely available, a viewing is highly recommended!

GUIDE PRICE
£575,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	



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PROPERTY INSIGHT

Ensum Brown are thrilled to offer to the market this beautifully maintained three bedroom two bathroom detached house occupying a superbly secluded position in this executive courtyard located just off the high street in Buntingford with all its amenities just a short stroll away. An internal viewing is highly recommended.

Upon approaching the property from the private road off the high street, the house is positioned at the back of the courtyard and sits peacefully offering a great deal of kerb appeal. There is parking to the front of the property for two vehicles as well as a generously sized double garage providing a great storage space to the ground floor and a second-floor room currently being utilised as a hobby room. The solid oak cottage-style brace and ledge doors to every room are a charming feature of the house. The door leads through to the bright and welcoming entrance hall featuring tiled flooring, double glazed window to the side aspect, door to meter cupboard and door to the cloakroom/WC fitted with a high level flush WC and wash hand basin.

Moving into the spacious triple-aspect living room, this is the ideal place to relax and unwind. Offering laminate wood flooring, TV point, two radiators, wood burner sitting on natural slate hearth, double glazed windows to the front and side aspects with French doors leading out to the rear garden. A substantial room, the dual aspect, large farmhouse style kitchen/diner is the hub of the home and is comprehensively fitted with an ample range of matching cream base and wall units complemented by solid wood worktops with high-end (SMEG, Bosch and Zanussi) integrated appliances to include dishwasher, fridge/freezer, washing machine and built-in electric double oven with 4-ring gas hob and extractor over. Also benefitting from an integrated ladder unit, partly-tiled walls, tiled flooring and double glazed French doors leading out to the rear garden. There's also ample space for a dining table and chairs. Integrated cupboard housing the gas central heating boiler. There is also a water softener externally housed beneath the kitchen window, in a bespoke weatherboarded cupboard.

The carpeted first floor landing is bright and spacious with doors leading off to the three bedrooms and family bathroom. The landing also provides access to a part-boarded loft space fitted with a pull-down ladder and power connected plus an airing cupboard housing the Megaflo hot water tank.

The principal bedroom is a lovely double bedroom offering fitted carpet, double glazed window to the front aspect, a radiator and space for wardrobes. A door then leads through to the excellent en-suite shower room which is fitted with a wash hand basin, low level flush WC and large fully tiled enclosed shower. Featuring a chrome wall-mounted towel rail, partly-tiled walls, skylight window and spotlights to the ceiling.

Going into the large second double bedroom with fitted carpet, double glazed window to the rear aspect and fully fitted triple wardrobes which span the full width of the room. The third bedroom is currently being utilised as a study so would make an ideal work-from-home space which has fitted carpet, double glazed window to the front aspect and radiator.

Completing the first floor accommodation is the tastefully fitted family bathroom with a three piece white suite to include wash hand basin with chrome mixer tap, low level flush WC and P-shaped bath with wall-mounted chrome rainfall shower and screen. Spotlights to ceiling, partly-tiled walls, laminate slate effect flooring, integrated wall mounted heated mirror cabinet with shaver socket and chrome wall-mounted heated towel rail.

Externally, the private wrap-around rear garden is a particularly fine feature of this delightful property and offers a tranquil sun trap. Commencing with a large patio area which benefits from a automated electric awning that covers the full width of patio when fully extended. The patio leads to an area laid to lawn with mature plant, shrub and flower borders. The garden benefits from side access to the front of the property. An absolutely ideal space for get-togethers. There is also a wooden greenhouse that has power and water supply.

As previously mentioned, the property includes a double garage which could be utilised for additional parking or a great storage space. The second-floor room provides space for a hobby room.

In conclusion, this is a great opportunity to purchase a beautifully presented and rarely available detached property which offers great living versatility in a superb central Buntingford location, a must see house!

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.

There are four schools in Buntingford; Freman College (an Upper School and Sixth Form, Edwinstree Church of England E Middle School Layton First and Milfield First School, a small nursery. There are also a number of private schools within easy driving distance of the town.

