



25 Barleyhead Way, Puckeridge, SG11 1FA

£965,000



25 Barleymead Way, Puckeridge, SG11 1FA

A STUNNING PROPERTY NOT TO BE MISSED Welcome to this gorgeous detached family home located on Barleymead Way, in the charming village of Puckeridge.

This modern property boasts a separate family room and sitting room, perfect for entertaining guests or simply relaxing with your family. Five generously sized bedrooms with three modern and stylish bathrooms, walk in wardrobe and extra storage options one of which is being used as a home gym. This properties layout has been remodelled to give additional square footage to others on the development. This creates ample space for everyone to enjoy.

Externally there is a good sized driveway accessing a double garage and to the rear a completely re-styled garden which the vendors have only recently completed.

Located in the picturesque village of Puckeridge, this property provides a peaceful and idyllic setting for you to call home. Surrounded by beautiful countryside whilst the property offers spacious accommodation and modern amenities, this house is perfect for those looking for a blend of comfort and style.

Whether you are looking to entertain or relax together, this versatile property has it all. Please call Lanes today to arrange a viewing at your earliest convenience



Door To

Hallway

Stairs to First Floor and lower ground floor

Sitting Room 25'0 x 15'1 (7.62m x 4.60m)

W.C

Storage cupboard

Bedroom Two 12'1 x 12'4 (3.68m x 3.76m)

En-suite

Bedroom One 13'2 x 12'4 (4.01m x 3.76m)

En-suite

Kitchen/Diner

23'7 x 12'1 opening to 19'0 (7.19m x 3.68m opening to 5.79m)

L-shaped

W.C

Family Room 14'10 x 14'8 (4.52m x 4.47m)

Gym/Storage Area

Storage cupboard

Bedroom Three 13'1 x 11'3 (3.99m x 3.43m)

Bedroom Four 12'4 x 11'6 (3.76m x 3.51m)

Bedroom Five/ Dressing Room

11'6 x 13'1 (3.51m x 3.99m)

Play Room

Bathroom

Front

Of street parking for two cars, access to double garage and rest landscaped

Rear

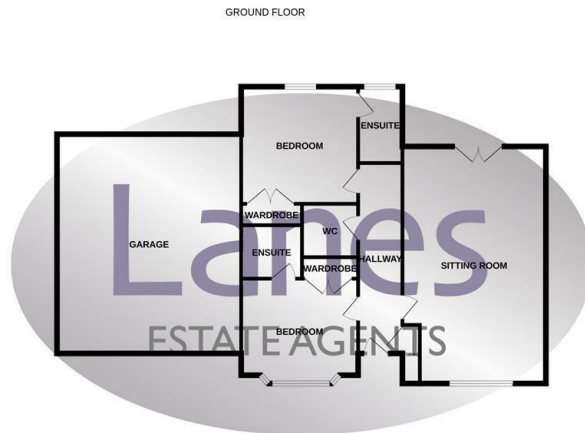
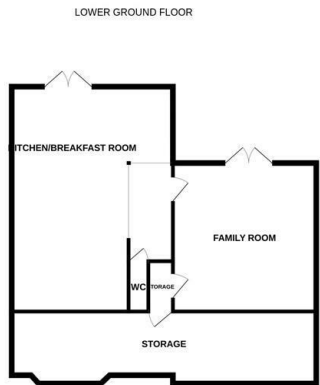
Landscaped rear garden

Disclaimer

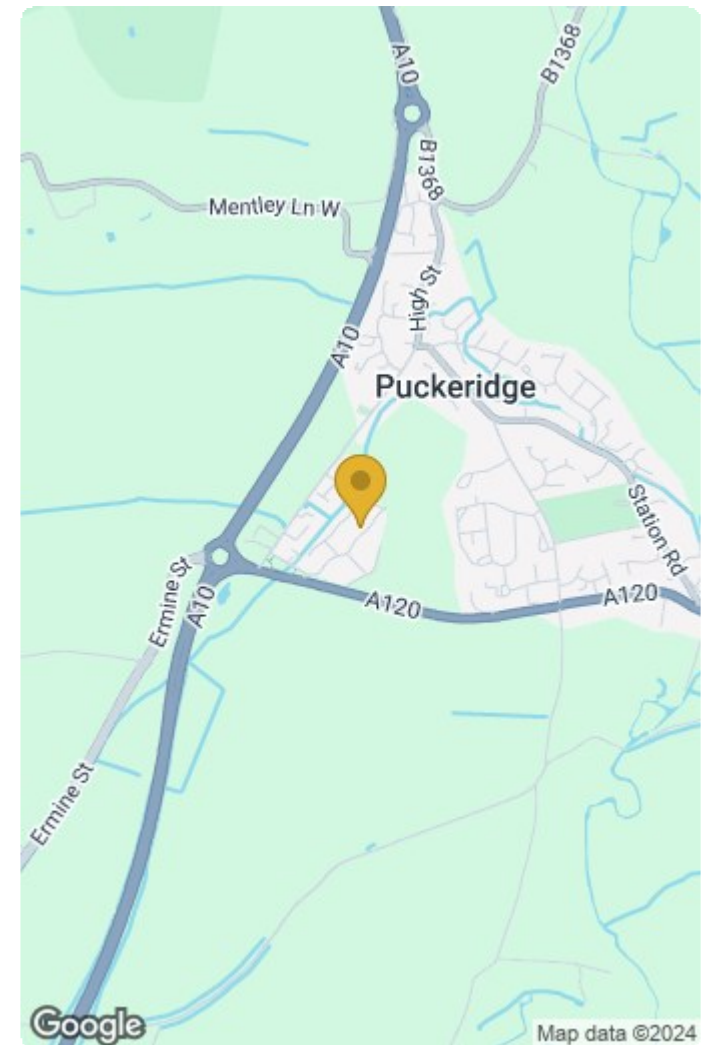
-The owner of the property is a director of Lanes Property Agents*







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| 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 | | 85 | 90 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | | |
| | | EU Directive 2002/91/EC | |

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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