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34 Barleymead Way, Puckeridge, Ware, SG11 1FA

Guide Price £875,000

Nestled in the charming village of Puckeridge, Ware, this stunning detached house on Barleymead Way offers a perfect blend of modern living and comfort. With five spacious bedrooms, this property is ideal for families seeking ample space and privacy. The house boasts a family bathroom, two ensuite shower room and a separate cloakroom, ensuring convenience for all residents.

The property has a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the kitchen/breakfast room, which is designed for both functionality and style. This space is perfect for casual dining and family gatherings, making it a delightful area to start your day.

Spread across three floors, this property offers a thoughtful layout that maximises space and light. Each bedroom is well-sized, providing comfortable retreats for rest and relaxation. The landscaped rear garden is a true highlight, offering a serene outdoor space for children to play or for hosting summer barbecues with friends and family.

Parking is also available, adding to the convenience of this lovely home. With its desirable location in Puckeridge, residents can enjoy the tranquility of village life while still being within easy reach of local amenities and transport links. This property is a wonderful opportunity for those looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this beautiful house your new home.



Door to
Hallway
Bedroom/Snug
 16'7 x 9'7 (5.05m x 2.92m)
En-suite shower room
Utility room
Games area
 13'4 x 10'6 (4.06m x 3.20m)
Office area
 10'7 x 11'0 (3.23m x 3.35m)
Gym area
 21'7 x 7'5 (6.58m x 2.26m)

First floor landing
Kitchen/breakfast room
 17'2 x 14'9 to widest point (5.23m x 4.50m to widest point)
Lounge
 17'7 x 14'9 to widest point (5.36m x 4.50m to widest point)
Cloakroom
Bedroom
 9'8 x 9'0 (2.95m x 2.74m)
Bedroom
 10'8 x 14'9 (3.25m x 4.50m)

Second floor landing

Bedroom
 16'4 x 14'5 (4.91m x 4.40m)

En-suite
Dressing area
Bedroom
 12'3 x 14'3 (3.73m x 4.34m)
Bathroom
Front
 paved for parking and laid lawn
Rear
 Landscaped

Reference
 CH6655/PL/17042026

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		
	84	90
	EU Directive 2002/91/EC	
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

