

- No Upward Chain
- Beautifully Presented
- Two Contemporary Bathrooms
- Four Double Bedrooms
- Three Reception Rooms
- Stunning Bespoke Kitchen
- Secluded Good Size Garden
- Double Garage & Outbuildings
- Large Gated Driveway

## LITTLE HORMEAD, BUNTINGFORD

4 2 4 EPC 62

Ensum Brown are pleased to offer this fabulous family home which has been lovingly refurbished and extended by its current owners to provide spacious, flexible and beautifully presented accommodation set in an elevated position within a good size plot which backs onto open countryside.

GUIDE PRICE  
**£690,000**

Ware  
01920 412200

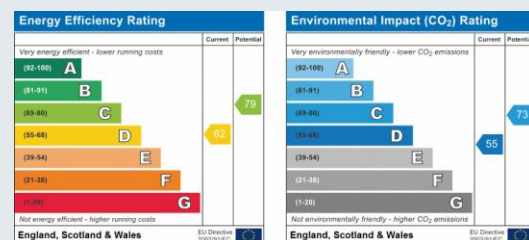
110 High Street, Ware, Hertfordshire, SG12 9AP

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



# LITTLE HORMEAD, BUNTINGFORD

GUIDE PRICE  
£690,000

**DESCRIPTION** A most attractive and beautifully presented family home set in a good size plot in the tranquil hamlet of Little Hormead. Having been thoughtfully extended and providing bright and spacious accommodation, this fine home is an excellent purchase for those with a young family wanting to be in the countryside yet within easy reach of the neighbouring towns of Ware and Buntingford.

**ENTRANCE HALL** Approached at the front by an Oak storm porch leading to a solid oak front door with glazed window side lights. Porcelain tiled floor. Radiator. Inner hall with stairs leading to first floor landing.

**CLOAKROOM** Fully tiled with modern contemporary suite.

**STUDY/ BEDROOM 5 11' 7" x 8' 5" (3.53m x 2.57m)** Double glazed window to the front aspect. Wood laminate flooring.

**SITTING ROOM 17' 4" x 14' 4" (5.28m x 4.37m)** A lovely spacious and bright room with polished porcelain floor tiles. Feature wall. Radiator. uPVC window to front aspect. Wall light points.

**UTILITY / STORE ROOM 8' 7" x 7' 11" (2.62m x 2.41m)** A really useful room with fitted shelving and storage. Space for washing machine and tumble dryer.

**KITCHEN/BREAKFAST ROOM 23' 4" x 9' 11" (7.11m x 3.02m)** A wonderful family kitchen extended and refitted with a high end bespoke range of wall and base units with contrasting granite worktops with an under mounted Franke one and a half bowl ceramic sink. Integrated appliances include Neff 5 point induction hob with extractor hood over, Neff double oven, microwave/ combi oven, warming drawer, wine cooler and dishwasher and a Kinetico water softener. Window and door to rear garden. Partly vaulted ceiling with velux roof light. Porcelain tiled floor with underfloor heating. Leading to:

**DINING ROOM 12' 7" x 9' 11" (3.84m x 3.02m)** Open plan to the kitchen also with porcelain tiled floor and underfloor heating. Double glazed window to the rear. Door to:

**FAMILY ROOM 14' 10" x 12' 7" (4.52m x 3.84m)** A lovely bright space with a feature real flame gas fire and patio doors leading to garden. Wood laminate flooring.

**FIRST FLOOR LANDING** Access to boarded loft. Velux window to front aspect. Storage cupboard. Doors leading to all rooms.

**MASTER BEDROOM 12' 2" x 11' 9" (3.71m x 3.58m)** Wood effect laminate flooring. uPVC double glazed window to front aspect. Designer radiator

**BEDROOM TWO 14' 4" x 10' 9" (4.39m x 3.28m)** Wood effect laminate flooring. uPVC double glazed window to front aspect. Radiator

**BEDROOM THREE 12' x 10' 3" (3.66m x 3.12m)** Wood effect laminate flooring. uPVC double glazed window to rear aspect. Radiator

**BEDROOM FOUR 10' 7" x 8' 9" (3.25m x 2.69m)** Wood effect laminate flooring. uPVC double glazed window to rear aspect. Radiator

**FAMILY BATHROOM** Stunning contemporary bathroom comprising white three piece suite to include low level flush W.C, soft grey wood grain effect soft dose door vanity unit with built-in wash hand basin with monobloc tap. Soft grey wood grain effect wall mounted cupboard for additional storage. Panel enclosed P-shaped bath with rain head shower over and hand held. Wall mounted shower control. Glass shower screen. Chrome ladder style wall mounted towel heater. Fully tiled. Extractor fan. uPVC obscured glazed window to rear.

**SEPERATE SHOWER ROOM** Contemporary suite comprising enclosed shower with bi-fold glass door, rain head shower and hand held. Vanity unit with in-built wash hand basin with monobloc tap. Fully tiled. Wall mounted cupboard. Chrome ladder style wall mounted towel heater.

**FRONT GARDEN & DRIVEWAY** The property is approached via its Oak gated block paved driveway that provides extensive parking for numerous vehicles together with a large car port to the side driveway. The front garden is bordered by shrubs.

**REAR GARDEN** The secluded rear garden has been attractively landscaped and is mainly laid to lawn with shrubs and a patio area extending to the side gated driveway.

**LARGE GARAGE 21' 5" x 14' 10" (6.53m x 4.52m)** Approached via the side gated driveway is a large timber garage with light and power connected and with a door to the side.

**OUTBUILDINGS/STABLE BLOCK** Found at the foot of the plot and off the block paved side driveway this stable block provides useful storage or workshop space and could be utilised for a variety of uses.

