



41 BUNYAN CLOSE
PIRTON



41 Bunyan Close Pirton Hertfordshire SG5 3RE

Guide Price £525,000

A deceptively spacious and cleverly extended four bedroom, architect designed, family style home with off-street parking that stands on a good sized landscaped plot with a separate insulated garden office and artists studio.

The property is centrally located within this thriving North Hertfordshire village and is well placed for all village amenities including the Post Office Stores, Highly regarded Primary School, Sport & Social Club plus the two village Public Houses/Restaurants.

Pirton is surrounded by attractive open countryside and the vibrant Market Town of Hitchin with its mainline Railway Station to London's Kings Cross is approximately 3 miles away.

The property offers a flexible arrangement of open plan living accommodation that features an entrance hall with a dual aspect snug with a vaulted ceiling. A formal sitting room that is open plan to a very impressive split level social living space that is divided into a formal dining area, a fitted kitchen with appliances and central island. A utility room and cloakroom plus a substantial family room with a vaulted ceiling, bi folding doors, partly glazed roof and central log burner.

Upstairs there is a family bathroom plus four bedrooms including a dual aspect master bedroom with a Romeo & Juliet balcony and en-suite shower room.

An early viewing is highly recommended in order to appreciate this individual and very stylish home.



Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES:

Aluminium double glazed windows and doors throughout.

ON THE GROUND FLOOR

Double glazed entrance door opening to the Entrance Hall.

Entrance Hall

With a staircase to the first floor. Oak Flooring. Built-in storage cupboard. Glazed doors to the Sitting Room and Snug.

Sitting Room

16'6" x 11'1" (5.03m x 3.38m)

Double glazed window to the front. Electric radiator. TV point. Telephone Point. Built-in understairs storage cupboard with shelving. Additional built-in storage cupboard. Oak flooring. Open plan access to the Dining Area.

Dining Area

15'0" x 8'8" (4.57m x 2.64m)

Oak flooring. Steps down to the Family Room.

Family Room

14'1" x 11'1" (4.29m x 3.38m)

Vaulted ceiling and double glazed bi-folding doors with matching side and roof windows. Oak flooring. Recessed spotlighting. Central cast iron log burner standing on a slate hearth. Attractive views over the rear garden.

Kitchen

13'10" x 9'1" (4.22m x 2.77m)

The Kitchen features a range of matching floorstanding units with soft close storage cupboards and drawers. Large central island with a breakfast bar with various storage cupboards

and drawers plus a glass fronted display/storage cabinet. 1.5 bowl single drainer sink unit with a mixer tap. Ample worksurfaces. Wall mounted display/storage shelving. Recessed spot lighting. Integrated dishwasher (not tested). Belling Range style oven with a 5 ring electric hob, double oven and grill (not tested) plus an extractor over (not tested). Electric radiator. Oak flooring. A dual aspect room with two double glazed windows to the side. Large double glazed window with views over the rear garden. Pocket door to:-

Utility Room

5'1" x 5'1" (1.55m x 1.55m)

Space for an upright fridge/freezer. Space and plumbing for a washing machine. Various storage shelving and worksurfaces. Oak flooring. Pocket doors to the Cloakroom and Snug.

Cloakroom

5'1" x 2'6" (1.55m x 0.76m)

Fitted with a suite comprising concealed cistern push button low level WC and wash hand basin with chrome tap and storage cupboard below. Recessed spotlighting. Extractor. Oak flooring. Double glazed window to the side.

Snug

13'4" x 7'10" (4.06m x 2.39m)

A dual aspect room with double glazed windows to the side and front. Feature vaulted ceiling with a large double glazed Velux roof window. Recessed spot lighting. TV point. Electric radiator. Oak flooring. Various display/storage shelving. Doors to the Entrance Hall and Utility Room.

ON THE FIRST FLOOR

Landing

Access to the loft space. Built-in airing cupboard with a lagged hot water tank (not tested) and linen shelving. Doors to all Bedrooms and Family Bathroom.

Bedroom One

16'4" x 8'1" (4.98m x 2.46m)

A dual aspect room with double glazed window to the side and matching Romeo & Juliet balcony doors with attractive views to the rear. Vaulted feature ceiling incorporating a double glazed Velux roof window. Electric radiator. Pocket door to the En-Suite.

En-Suite

8'1" x 2'7" (2.46m x 0.79m)

Fitted with a modern white suite featuring a concealed cistern with a push button low level W.C., wall mounted wash hand basin and a ceramic tiled shower cubicle with glazed entrance door and electric Mira Sport Shower unit over (not tested). Extractor fan. Recessed spotlighting. Double glazed window to the front.

Bedroom Two

13'8" x 9'0" (4.17m x 2.74m)

Electric radiator. Double glazed window to the rear.

Bedroom Three

11'9" x 8'2" (3.58m x 2.49m)

Electric radiator. Double glazed window to the front.

Bedroom Four

11'10" x 6'5" (3.61m x 1.96m)

Electric radiator. Double glazed window to the front.



Family Bathroom

7'1" x 5'9" (2.16m x 1.75m)

Fitted with a white suite featuring a push button low level WC, pedestal wash hand basin and a panelled bath with a separate Galaxy Aqua electric shower unit over (not tested). Part ceramic tiled walls. Heated towel rail. Double glazed window to the rear.

OUTSIDE

Front Garden

Predominantly blockpaved to provide off-street parking for two cars. Flower and shrub border. Gated access to the rear garden.

Rear Garden

60'0" x 50'0" (18.29m x 15.24m)

Triangular in shape and laid mainly to lawn with various flower and borders. Enclosed by panelled fencing. Outside tap. Log/garden store, small pond, covered bike store and access to the Garden Office and Artists Studio.

Garden Office

19'7" x 16'4" (5.97m x 4.98m)

Triangular in shape. Recessed spot lighting and various power points. Electric heater. Insulated walls, floor and ceiling. Central roof window. Potential for a log burner. Cedar cladding to the front. Double glazed French style entrance doors with side windows.

Artists Studio

15'7" x 12'3" (4.75m x 3.73m)

Triangular in shape. Power connected. Cedar cladding to the

front elevation. Insulated walls, floor and ceiling. Double glazed French style entrance doors with side window.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band C. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 138 sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current: E Potential: B

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

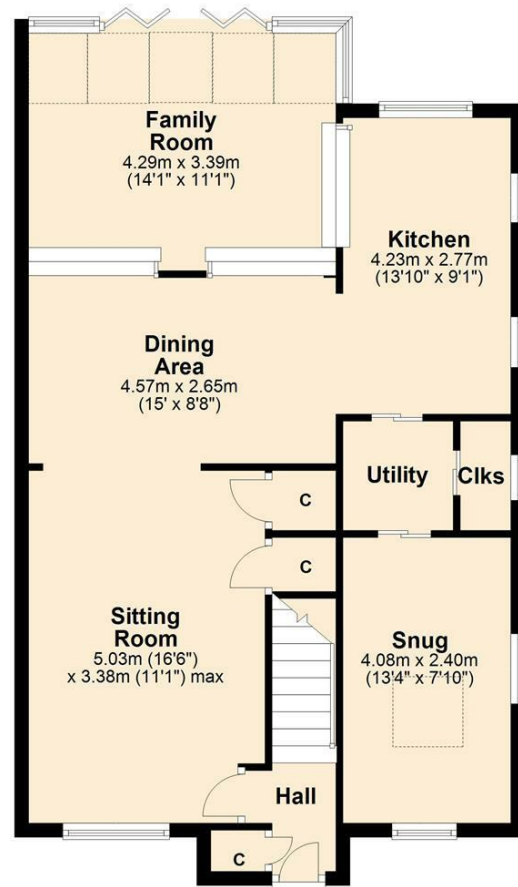
Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

Ground Floor



First Floor

