



95 Rainbird Road

Bishops Stortford, CM23 2ZR

£499,995



Kirby Colletti are pleased to offer this Three Bedroom Detached House situated on the new Stortford Fields development, in the sought after North West area of the town and within walking distance of local schooling, town and amenities.

Built less than Three years ago the modern accommodation consists of Entrance Hallway, Lounge, Fitted Kitchen/Dining Room, Utility Room and Cloakroom En-Suite Shower Room and Family bathroom. Externally, is an attractive Garden plus Double Carport offering off street parking.

- Detached House With Remaining Balance 10 Year NHBC Warranty
- Kitchen/Dining Room
- En Suite Shower Room
- Double Car Port
- Three Bedrooms
- Utility Room
- Family Bathroom
- Lounge
- Cloakroom
- Garden



Accommodation

uPVC Double glazed front door to:

Entrance Hall

Stairs to first floor. Radiator. Door to:

Lounge

18'6" x 10'2" (5.64m" x 3.10m")

Front aspect uPVC double glazed window. uPVC double glazed doors to rear garden. Television aerial point. Radiator. Laminate flooring.

Kitchen/Dining Room

18'6" x 9'4" (5.64m" x 2.84m")

Front and side aspect uPVC double glazed windows. Two radiators. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit with mixer tap over. Built in gas four ring hob. Extractor hood over. Built in oven below. Integrated dishwasher and fridge/freezer. Recessed spotlights. Laminate flooring. Door to:

Utility Room

6'2" x 5'2" (1.88m" x 1.57m")

uPVC Double glazed door to side pedestrian access and rear garden. Worksurface. Plumbing for washing machine. and space for tumble dryer. Wall mounted gas central heating. Laminate flooring. Door to:

Cloakroom

4'9 x 2'11" (1.45m x 0.89m")

White suite comprising Low Level W.C. Wash hand basin. Partly tiled walls. Radiator. Laminate flooring.

First Floor Landing

11'11 x 6'4" max (3.63m x 1.93m" max)

Rear aspect uPVC double glazed window. Radiator. Loft access. Airing Cupboard.

Bedroom One

18'6 max x 10'4" (5.64m max x 3.15m")

Side aspect uPVC double glazed window. Radiator. Access to dressing area with fitted wardrobe to one wall. Door to:

En Suite Shower Room

7'1" x 3'10" (2.16m" x 1.17m")

Front aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Wash hand basin. Low level W.C. Radiator. Laminate flooring.

Bedroom Two

10'7" x 9'2" (3.23m" x 2.79m")

Dual aspect uPVC double glazed windows. Radiator.

Bedroom Three

9'2" x 7'6" (2.79m" x 2.29m")

Side aspect uPVC double glazed window. Radiator.

Family Bathroom

7'2" x 6'1" (2.18m" x 1.85m")

Front aspect uPVC double glazed window. White suite comprising panel enclosed bath. Pedestal wash hand basin. Low level W.C. Partly tiled walls. Radiator. Laminate flooring.

Exterior

Rear Garden

Paved patio area with remainder laid to lawn. Outside water tap and lighting. Gate proving access to:

Double Car Port

Covered parking for two cars.



Road Map



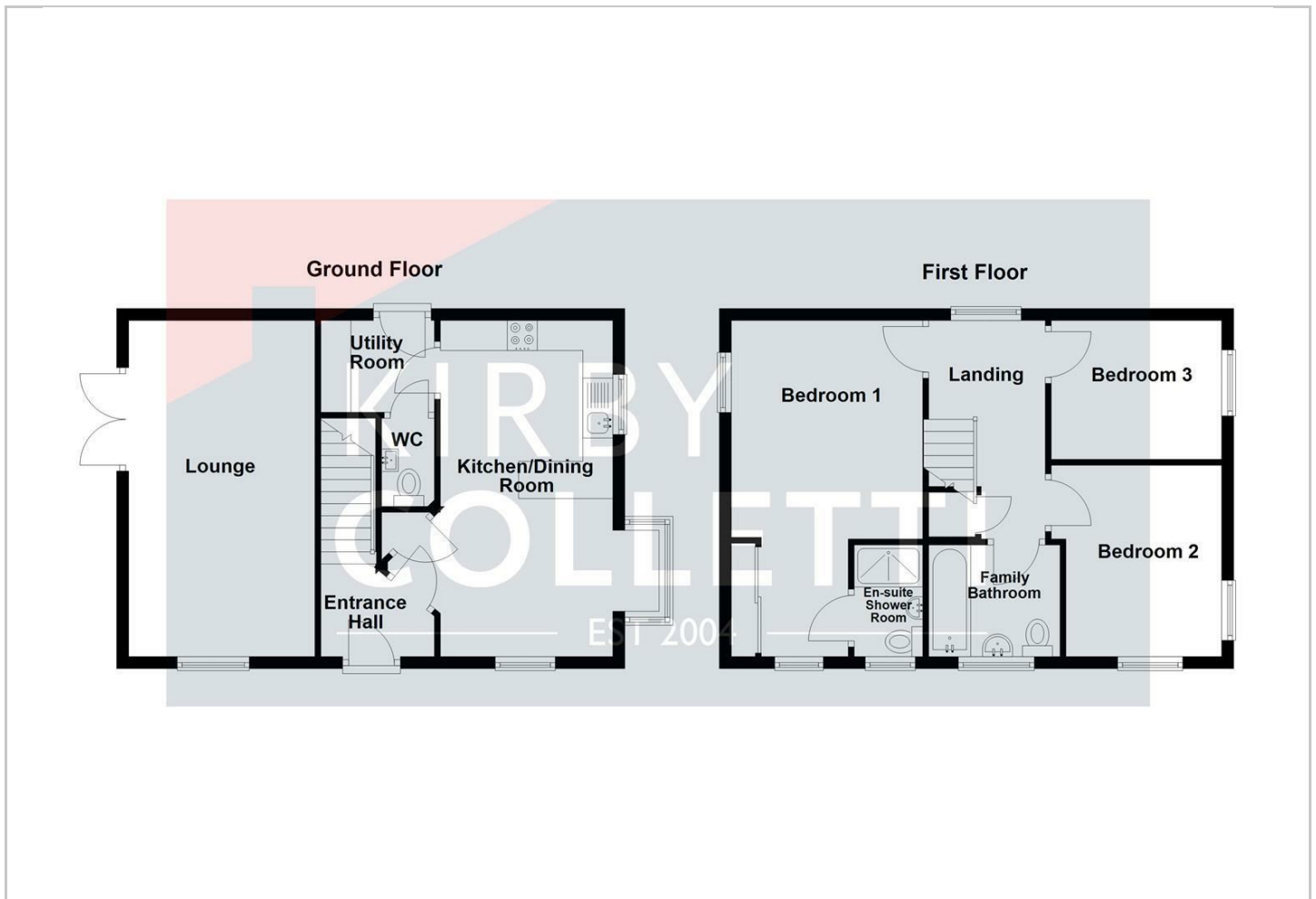
Hybrid Map



Terrain Map



Floor Plan

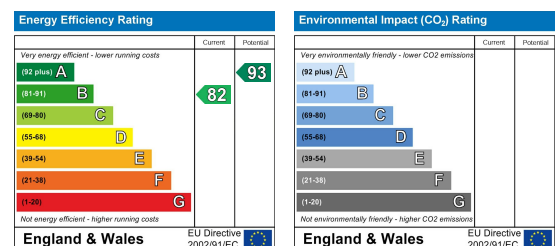


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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