

**49 Stearn Way**  
**Buntingford, SG9 9GH**  
**Guide price £439,995**







## 49 Stearn Way Buntingford, SG9 9GH

A beautifully presented three-bedroom family home in the sought-after 'Village' development of Buntingford. This stylish, well-maintained property blends modern living with classic design, featuring a spacious kitchen/dining room, elegant sitting room, en suite to the principal bedroom, and a secluded rear garden with a versatile outbuilding. A tandem driveway offers off-street parking for two vehicles.

### Accommodation:

The welcoming entrance hall has wood-effect flooring, a radiator, a turning staircase, and a large understairs storage cupboard.

The well-appointed kitchen/dining room boasts Shaker-style units, granite countertops, tiled splashbacks, and integrated appliances, including a five-ring gas hob, electric oven, fridge/freezer, washing machine, and dishwasher. Tiled flooring, a radiator, and French doors lead to the rear garden.

The dual-aspect living room is bright and spacious, featuring wood-effect flooring and two radiators.

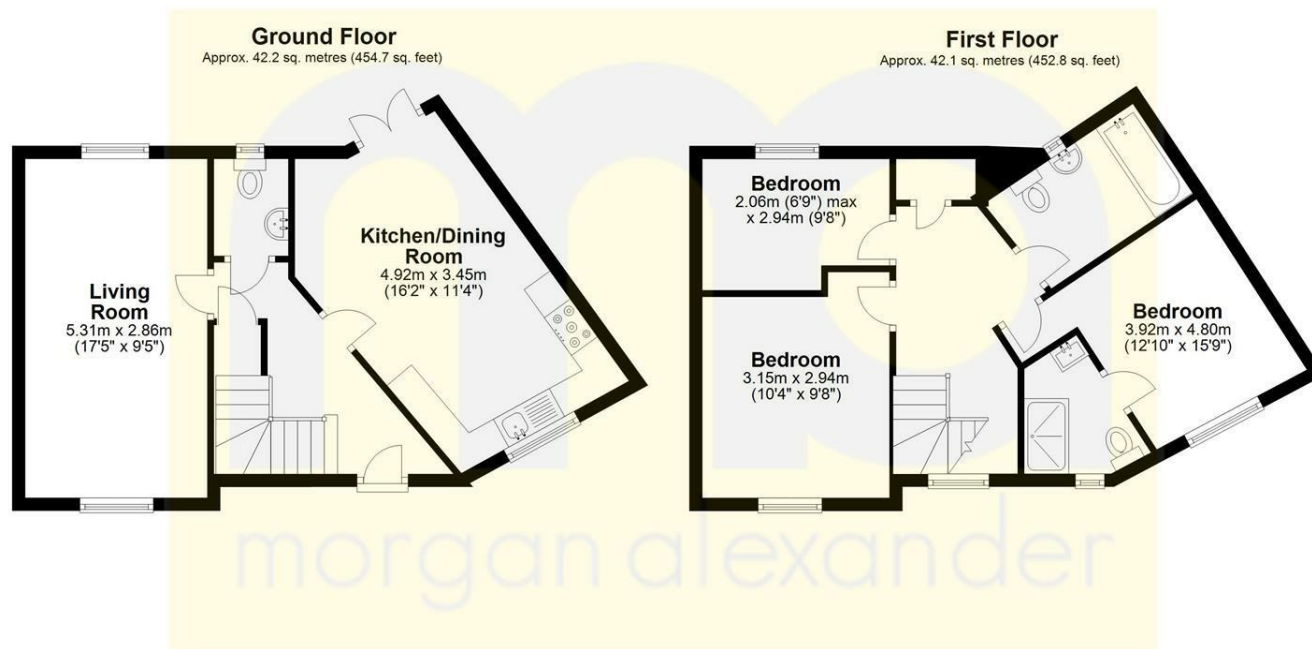
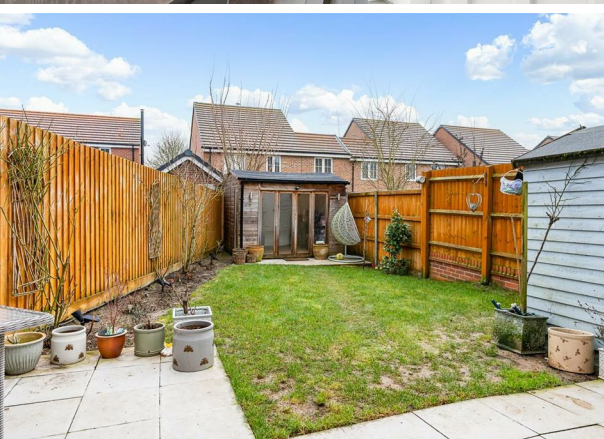
### First Floor:

The landing provides loft access and an airing cupboard.









Total area: approx. 84.3 sq. metres (907.5 sq. feet)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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