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2 Clements Close, Puckeridge, Ware, SG11 1DE

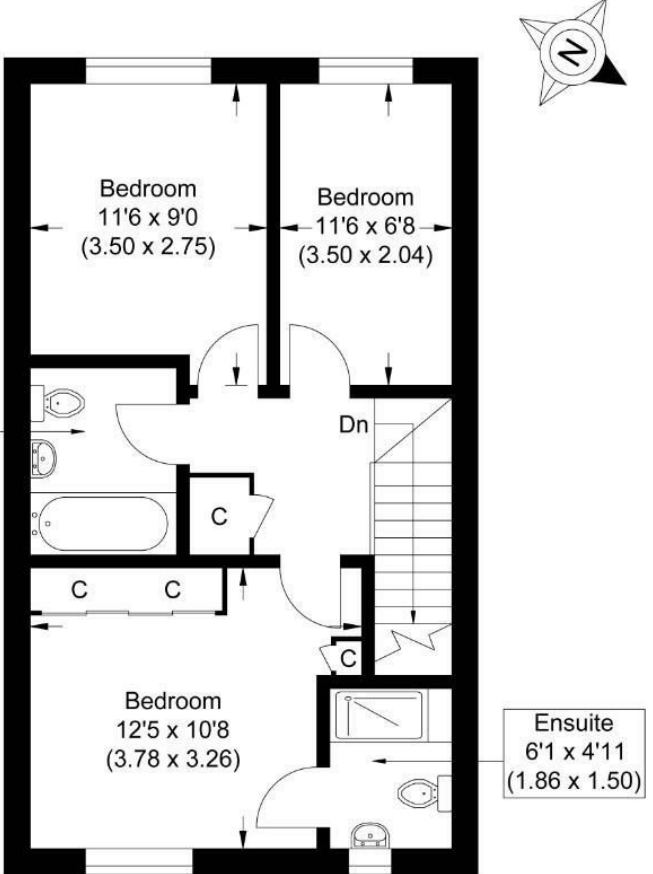
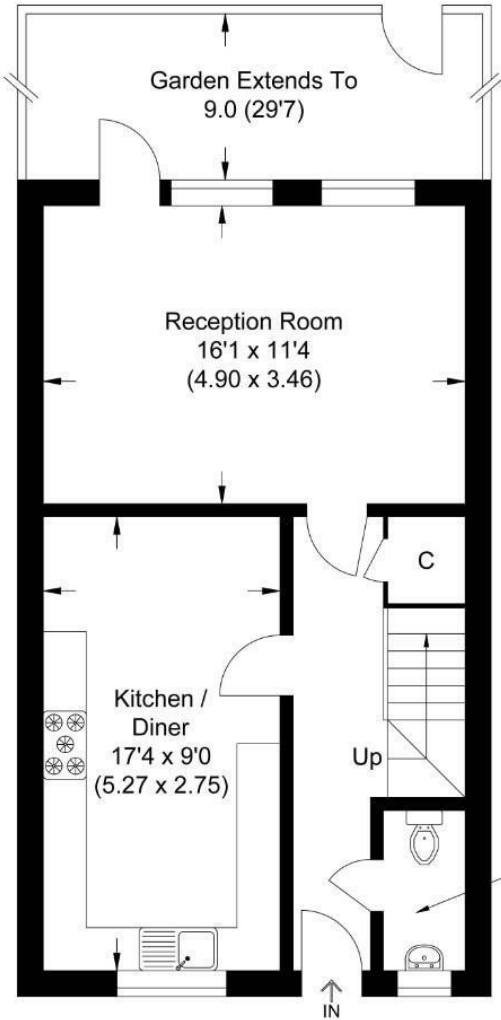
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Asking Price £435,000

Set back from the road on the favoured East Side Gateway of this small development "Clarendon Court" by Fairview homes. The Pembroke is a sought after three bedroom family home and this particular property does not suffer the usual overlooked rear garden experienced on many developments.

- Large entrance hall with downstairs cloakroom.
- Full width rear sitting room overlooking rear garden
- Two further bedrooms both with built in wardrobes.
- Small front garden. South West facing terraced garden.
- Good sized kitchen dining room with extra units and underfloor heating.
- Master bedroom with built in wardrobes and en suite shower room.
- Family bathroom with shower over bath,
- Two parking spaces adjacent to the property.

Approximate Gross Internal Area
87.02 sq m / 936.67 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance

Storm canopy porch cover with carriage lamp to side.

Entrance Hall

Laminate flooring. Radiator with radiator cover. Stairs to first floor. Doors to kitchen dining room, sitting room, cloakroom and understairs cupboard.

Cloakroom

uPVC window to front. Low level WC with centre flush. Pedestal wash hand basin. Extractor fan. Tiled floor and splash back.

Kitchen / Dining Room

uPVC window to front. Range of eye, base and full height shaker style units. Granite worktops. Inset one and half bowl Franke sink. Built in dishwasher, washing machine and fridge freezer. Inset five ring gas hob with stainless steel extractor hood over and oven below. Quartz flooring with underfloor heating. Radiator. Inset ceiling lights.

Sitting Room

South West facing. Two uPVC windows to rear and fully glazed uPVC door to rear. Two radiators. Laminate flooring.

First Floor

Landing

Galleried landing with loft access. Doors to all first floor bedrooms, bathroom and airing cupboard housing factory lagged hot water tank.

Master Bedroom

uPVC window to front. Radiator. Bank of built in wardrobes. Door to en suite.

En Suite

uPVC window to front. Double width shower with power shower. Low level WC with centre flush. Pedestal wash hand basin. Chrome ladder style heated towel rail. Fully tiled. Extractor fan. Inset ceiling lights.

Bedroom Two

uPVC window to rear. Radiator. Bank of built in wardrobes.

Bedroom Three

uPVC window to rear. Radiator.

Family Bathroom

uPVC window to front. Panel bath with shower mixer tap and glazes shower screen. Low level WC with centre flush. Pedestal wash hand basin. Chrome ladder style heated towel rail. Fully tiled. Extractor fan. Inset ceiling lights.

Outside

Front Garden

Path to front door. Borders to side.

Rear Garden

Sun terrace. Steps up to lawned area. Path to rear gated access. Small garden shed. Outside tap. Carriage lamp. Raised borders with sleepers and tree fern.

Parking

Two numbered parking spaces adjacent to the property access from rear gate.







