



**Because property is personal with...**

**Elms Close, Little Wymondley**

**BELVOIR!**

**Guide price** £475,000



## Key Features

- Beautifully presented family house
- Modern kitchen/breakfast room
- Spacious accommodation & conservatory
- Garage and ample parking
- Sought After Village Location
- Freehold
- Chain Free
- EPC rating C





Nestled in the charming village of Little Wymondley, this delightful property on Elms Close is a true gem waiting to be discovered.

As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and comfort. The large modern kitchen is ideal for whipping up delicious meals, while the spacious living room offers a relaxing space to unwind after a long day. The addition of a conservatory brings the outdoors in, creating a bright and airy atmosphere throughout. With two double bedrooms and an additional smaller single room, there's plenty of space for the whole family to spread out and make this house their own. The garage provides convenient storage space for all your belongings, ensuring a clutter-free living environment. Low maintenance garden with large patio area.

This house is perfect for a growing family looking for a new place to call home. Situated in a quiet village location, you'll enjoy peace and tranquillity while still being within easy reach of local amenities and motorway networks. Plus, the property is chain-free, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community. Book a viewing today and start envisioning the endless possibilities that this charming property has to offer.

## GROUND FLOOR

### Entrance Hall

Door into the garage. wooden flooring, stairs to the first floor.

### Cloakroom

White suite comprising low level w.c., wash hand basin. Window to the front.

### Living Room 4.09m x 3.97m (13'5" x 13'0")

Large window to the front, understairs storage cupboard.

### Kitchen/Breakfast Room 4.95m x 3.00m (16'2" x 9'10")

Spacious modern kitchen with an extensive range of wall and floor units with contrasting work surfaces. Built-in appliances including five ring gas hob, oven and extractor over. Washing machine, dishwasher. Breakfast bar. One and half bowl sink unit with mixer tap. Window to the rear and doors opening into the conservatory. Tiled flooring.

### Conservatory 4.29m x 3.95m (14'1" x 13'0")

Upvc construction with doors opening out to the rear garden. Air conditioning unit.

## FIRST FLOOR

### Landing

Access into the loft space. Overstairs storage cupboard.

### Main Bedroom 3.54m x 2.94m (11'7" x 9'7")

Window to the rear. Full width range of wardrobes. Ceiling inset lighting.

### Bedroom Two 2.96m x 0.00m (2'12" x 0'0")

Window to the front. Wardrobe.

### Bedroom Three 2.39m x 2.02m (7'10" x 6'7")

Window to the rear.

### Bathroom 2.00m x 1.76m (6'7" x 5'10")

White suite comprising bath with 'waterfall' shower and screen. Wash hand basin, low level w.c. Heated towel radiator. Ceiling inset lighting, tiled floor.

## EXTERIOR

### Garage 5.24m x 2.38m (17'2" x 7'10")

Metal up and over door. Light and power.

### Rear Garden

Large paved patio area adjoining the property. Steps to the raised lawn. Fencing to the boundaries. Timber garden shed. Gated access to the enclosed car port area.



### **Parking**

paved parking area for several cars in front of the garage.

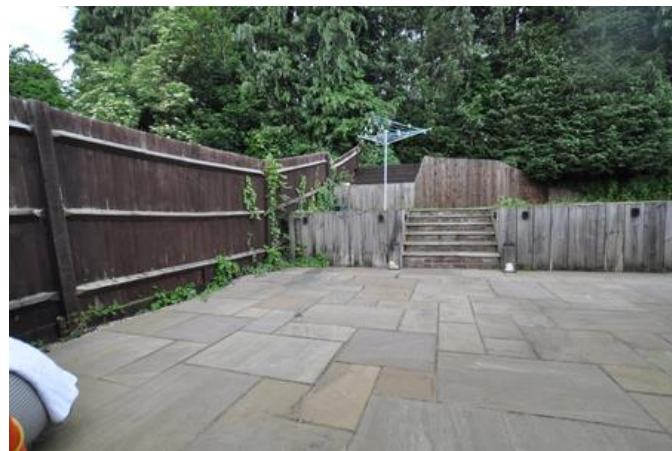
### **AGENT NOTE**

Council Tax Band: D (North Hertfordshire District Council)  
EPC Rating: C

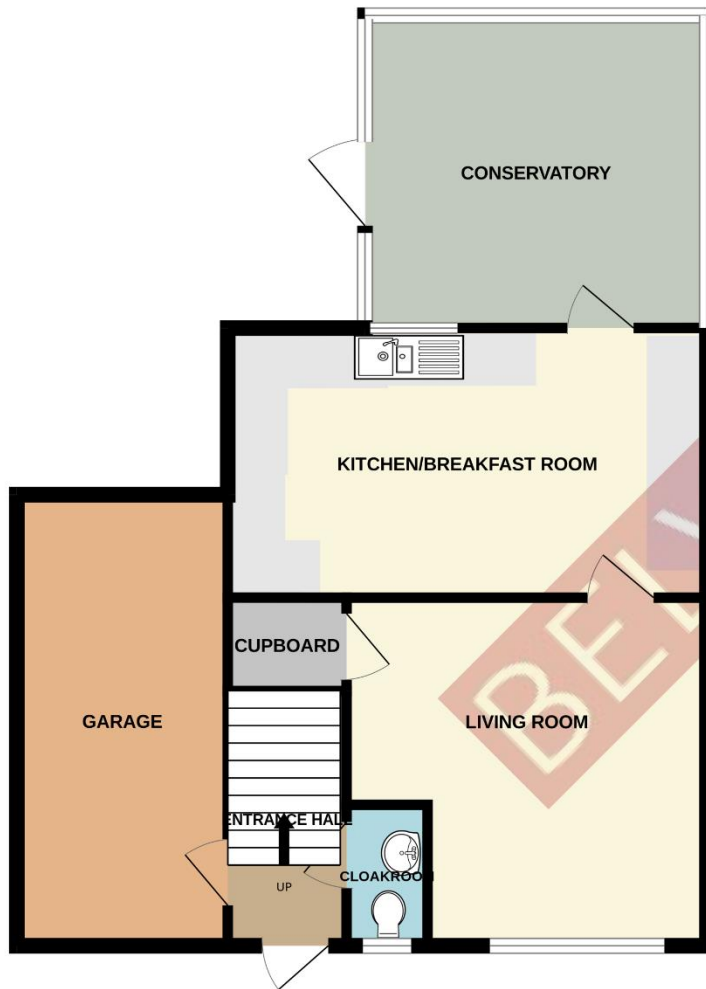
### **DISCLAIMER**

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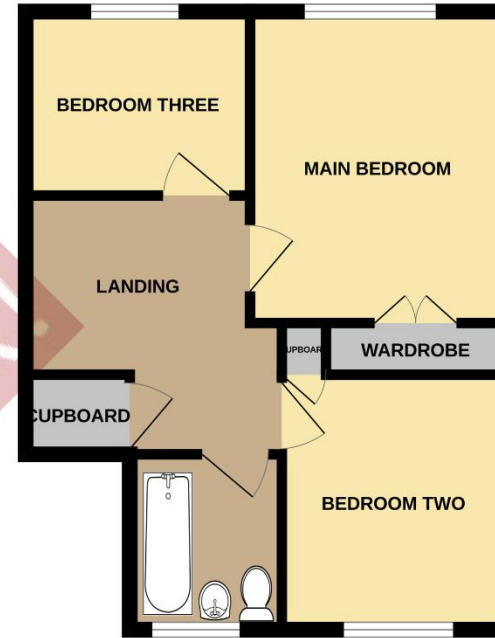




GROUND FLOOR  
706 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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