

Jonathan Hunt

ESTATE AGENCY

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Southwinds Little Widbury, Ware, SG12 7BA

£1,250,000

JONATHAN HUNT are pleased to offer this light and bright extended and improved FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. The property is located with a private road just a few minutes walk from Ware town centre and Station. The property offers spacious accommodation to include an open plan Kitchen/dining room with Bi-folding doors to the gardens. The property benefits from FOUR BATHROOMS, Utility room, Living room and Sitting room. Accessed via electric gates to a large driveway for multiple cars leading to a large landscaped garden with summer house and home Gym.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



UTILITY ROOM



LIVING ROOM 21'0" x 21'1" max (6.42 x 6.44 max)



FIRST FLOOR



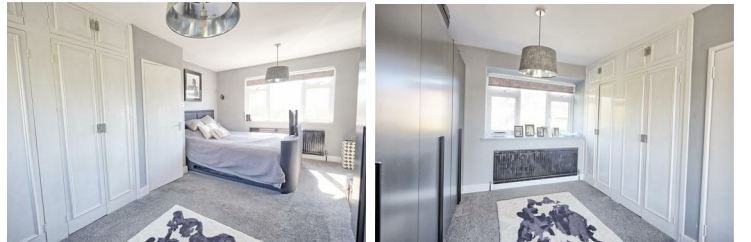
SITTING ROOM 17'10" x 12'6" (5.44 x 3.82)



KITCHEN/DINING ROOM 27'3" x 13'1" (8.33 x 4)



MASTER BEDROOM 19'1" x 11'7" max (5.83 x 3.55 max)



SHOWER ROOM



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ENSUITE



BEDROOM THREE 17'2" x 9'10" (5.24 x 3)



BEDROOM TWO 17'5" x 18'9" max (5.32 x 5.73 max)



BEDROOM FOUR 11'0" x 9'10" (3.36 x 3)

FAMILY BATHROOM



JACK AND JILL SHOWER ROOM



LOFT ROOM



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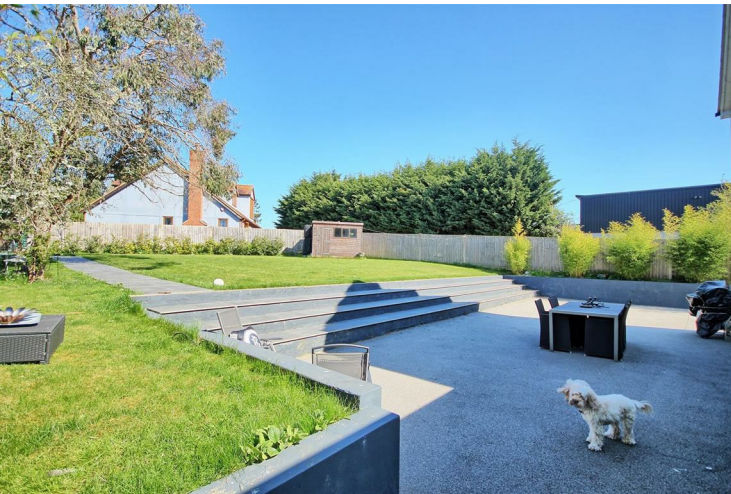
EXTERIOR



SUMMER HOUSE AND GYM



REAR GARDEN



FRONT DRIVEWAY

COUNCIL TAX BAND G



GARDENS



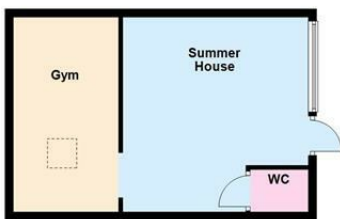
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

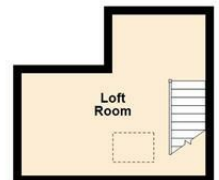
First Floor
Approx. 101.6 sq. metres (1093.9 sq. feet)



Ground Floor
Approx. 161.7 sq. metres (1740.6 sq. feet)



Second Floor
Approx. 14.5 sq. metres (155.8 sq. feet)



Total area: approx. 277.8 sq. metres (2990.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp