



**Oliver
Minton**
Sales & Lettings

**6 The Grotto,
Ware**

SG12 9JH

Price Guide £850,000

Having been in the same family ownership for 50 years, we are delighted to offer this beautifully presented detached residence which is perfectly placed on the much sought after south-side location, within comfortable distance of the High Street, main-line railway station and within the catchment area for the regarded Presdales School for girls.

The house has been thoughtfully extended by the current owners with the layout providing generous, flexible accommodation, benefitting from Upvc double glazing and gas central heating throughout.

In brief the property offers: Enclosed entrance porch, reception hall, ground floor bedroom/study with shower room just opposite, superbly fitted kitchen with integrated appliances, spacious open plan living/dining/family room opening directly onto the garden terrace with a further reception room adjacent. Upstairs there are four good size bedrooms and the family bathroom.

A driveway to the front provides off street parking leading to an integral garage, all complemented by a private and mature rear garden with fabulous views over Ware town and beyond from the raised terrace.

Ware is a historic market town and the High Street boasts a variety of independent retailers, supermarkets and traditional pubs, alongside well-known shops, bars, cafes/restaurants, leisure facilities, together with first class local schooling for all ages.

For the commuter, Ware station services London Liverpool Street and if driving, the A414, A10 and M25 all within easy reach.

The County town of Hertford, which is just a few miles away, provides further shopping and leisure facilities, plus a choice of two main-line stations.



Accommodation

Front door opening to:

Enclosed Entrance Porch

Radiator. Coved cornice. Multi-pane door to:

Hallway

Stairs rising to first floor. Radiator. 'Karndean' flooring. Doors off to bedroom/study, shower room, kitchen and living room.

Bedroom/Study 2.42m x 2.30m (7'11" x 7'6")

Double glazed window to side. Radiator. Coved cornice.

Shower Room

Fitted with a white suite: Recessed shower cubicle with glazed door. Low level w.c. Vanity wash hand basin with cupboard below. Fully tiled walls and floor. Frosted window.

Kitchen/Breakfast Room 4.69m max x 2.67m (15'4" max x 8'9")

Beautifully fitted with a modern range of wall, base and larder units in a grey hue, complemented by wood block work surfaces and tiled splash-backs. Breakfast bar. Inset stainless steel sink and drainer. Integrated appliances to include: Slim-line dishwasher, washing machine and side-by-side tall fridge and freezer. Built-in 'Hotpoint' oven/grill with matching microwave oven above. Halogen multi-zone hob with illuminated extractor over. Cupboard concealing 'Worcester Bosch' gas fired boiler. Double glazed bow window to front and part glazed door to outside.





Living/Dining/Family Room

Fabulous open plan space with full width sliding doors opening to the garden terrace and two windows to the side. Off-set dining area.

Living Room/Family Area 8.06m max x 3.72m (26'5" max x 12'2")

Feature fire surround housing electric fire suite. Radiator. Open plan to:

Dining Area 3.18m x 2.80m (10'5" x 9'2")

Being open plan, there is ample space for a large table and chairs. Radiator. Two under stairs storage cupboards. High level window to side. Double multi-pane doors opening to:

Rear Reception Room 3.62m x 2.86m (11'10" x 9'4")

Lovely bright room with double glazed doors opening to the garden terrace. Feature decorative fire surround and hearth. Radiator. Coved cornice.

First Floor

Landing with double glazed window to side. Airing cupboard housing pre-lagged hot water cylinder. Loft access hatch. Loft has a pull-down ladder and is part boarded.

Bedroom 4.00m x 3.30 (13'1" x 10'9")

Double glazed window to the rear aspect with amazing views across Ware town and beyond. Radiator. Wood flooring.

Bedroom 3.77m x 2.83m (12'4" x 9'3")

Double glazed window to front. Range of built-in bedroom furniture to include wardrobe cupboards, over bed storage, dressing table and pull-down double bed. Radiator..

Bedroom 3.28m x 2.80m (10'9" x 9'2")

Double glazed window to the rear, once again with views across Ware and beyond. Radiator. Wood flooring.

Bedroom 2.76m x 1.88m (9'0" x 6'2")

Double glazed window to front. Radiator. Wood laminate flooring.

Bathroom

Fitted with a white suite: Panel enclosed bath with mixer tap and hand held attachment. Pedestal wash hand basin. Low level w.c. Fully tiled walls. Radiator. Double glazed frosted window to front.

Exterior

The front of the property has a pretty, well tended garden and a driveway for one vehicle leading to the garage.

Garage

Single, semi-integral garage with up and over door. Power and light connected.

Rear Garden

To the immediate rear of the house there is a raised terrace, retained by a decorative brick wall and iron railings. This is a lovely spot to sit and relax or to enjoy outside dining whilst enjoying fabulous views across Ware and beyond. Steps lead down to the mature and private garden, fully enclosed by the way of close board fencing and laid to lawn, with raised borders and an array of mature planting.

Services

Mains services are connected: mains water, sewerage, electric. Gas fired central heating (untested) Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>



GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1749 sq.ft. (162.5 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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Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:
Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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