



Elliot Heath
ESTATE AGENTS

14 Presdales Drive, WARE
Guide Price **£1,200,000**

14 Presdales Drive

WARE, Ware

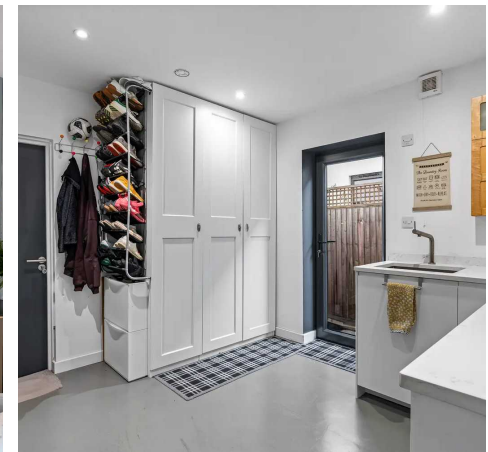
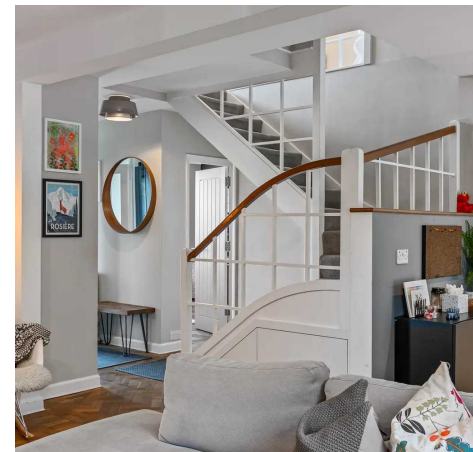
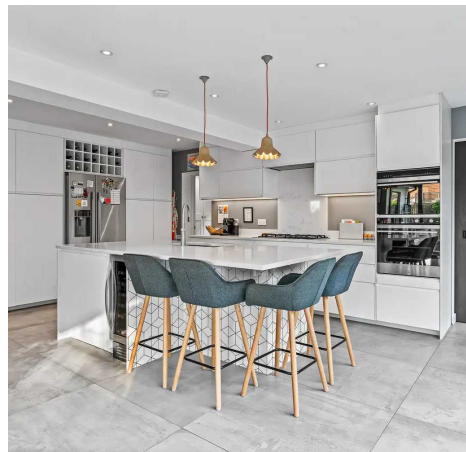
Beautifully refurbished 3/4 bed detached home on sought-after Southside of Ware. Generous & flexible accommodation inc. living room, office/4th bed, family room, kitchen, dining room, utility. 3 double beds, en suite & family bath. Driveway, garage, large rear garden with garden room & hot tub.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

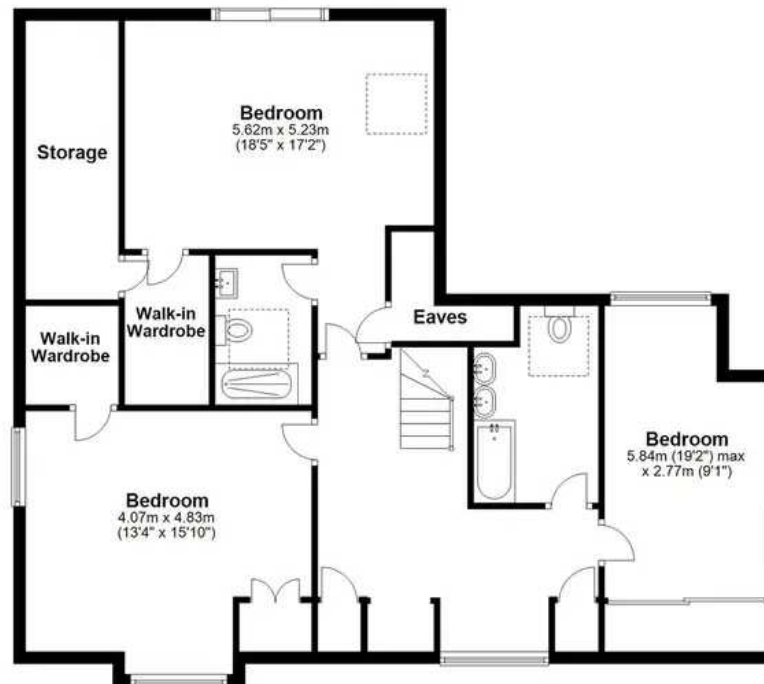
EPC Environmental Impact Rating: F



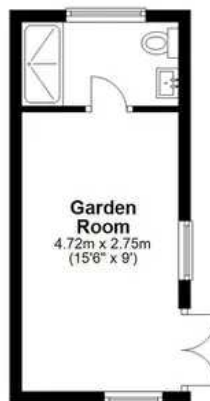
Ground Floor
Approx. 129.8 sq. metres (1396.9 sq. feet)



First Floor
Approx. 105.5 sq. metres (1136.0 sq. feet)



Outbuilding
Approx. 17.0 sq. metres (183.1 sq. feet)



Total area: approx. 252.3 sq. metres (2716.0 sq. feet)
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With door to:

Entrance Hall

With two built in storage cupboards, radiator, parquet flooring, doors to:

Living Room

13' 11" x 13' 1" (4.24m x 3.99m)

With double glazed bay window to front aspect with fitted shutters, parquet flooring, radiator, feature fireplace with inset wood burner.

Office/Bedroom

11' 8" x 13' 0" (3.56m x 3.96m)

With double glazed bay window to front aspect with fitted shutters, parquet flooring, radiator, fitted desk and wall hung storage units.

Bathroom

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, wall hung wash hand basin, concealed cistern wc, tiled splash back areas, heated towel rail.

Family Room

14' 6" x 10' 11" (4.42m x 3.33m)

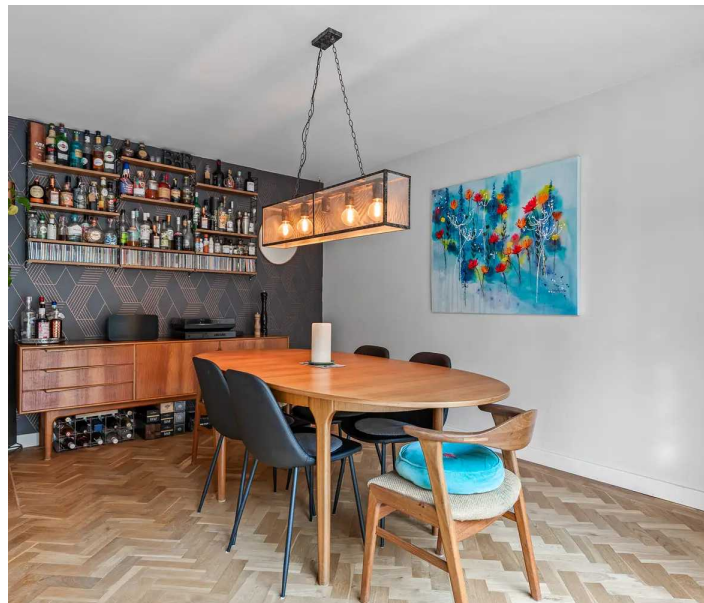
Dual aspect with double glazed window to side aspect and double glazed sliding doors to the rear garden, parquet flooring, fireplace with inset wood burning stove, open to:

Kitchen

18' 8" x 16' 1" (5.69m x 4.90m)

Dual aspect with large picture window to side aspect and double glazed sliding doors to the rear garden.

Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a double sink and drainer unit, built in double oven, gas hob with extractor over, space for American style fridge/freezer, space for dishwasher, integrated wine fridge, tiled flooring, door to utility and sliding door to:



Dining Room

14' 6" x 10' 2" (4.42m x 3.10m)

With double glazed sliding doors to the rear garden, parquet flooring.

Utility Room

11' 2" x 9' 7" (3.40m x 2.92m)

With door giving access to outside. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, door to garage.

Generous First Floor Landing

With double glazed window to front aspect, two built in storage cupboards, radiator, doors to:

Bedroom One

18' 5" x 17' 2" (5.61m x 5.23m)

With double glazed sliding doors to the Juliet balcony overlooking the garden together with a skylight window, radiator, door to eaves storage, door to walk in wardrobe with access to storage area, door to:

En Suite

With skylight window. Fitted with a suite comprising large fully tiled walk in shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, heated towel rail.

Bedroom Two

13' 4" x 15' 10" (4.06m x 4.83m)

Dual aspect with box bay double glazed window to front aspect and double glazed window to side aspect, door to walk in wardrobe, radiator, built in storage cupboard.

Bedroom Three

19' 2" x 9' 1" (5.84m x 2.77m)

Dual aspect with double glazed window to side and rear aspect, radiator, built in wardrobe cupboards with sliding doors.





Bathroom

With skylight window. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with jack & jill wash hand basins, concealed cistern wc, tiled splash back areas, heated towel rail.

Garden Room

15' 6" x 9' 0" (4.72m x 2.74m)

With window and door to front aspect and window to side aspect, with light and power connected, door to:

En Suite Shower Room

With window to side aspect. Fitted with a suite comprising shower cubicle, low flush wc and wash hand basin.

Rear Garden

The rear garden is of an extremely good size with large patio seating area to the immediate rear of the property with raised beds and steps up to the lawn, with hedge and shrub borders. A further seating area is located to the rear of the garden which also houses the garden room and hot tub. Gated access to the front of the property.

Garage

4 Parking Spaces

With generous frontage providing off street parking for numerous vehicles with mature shrub borders giving access to the garage measuring approx. 12'8 x 9'8 (3.85m x 2.95)







Elliot Heath Estate Agents

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