



Elliot Heath
ESTATE AGENTS

129c Watton Road, Ware
Guide Price **£565,000**

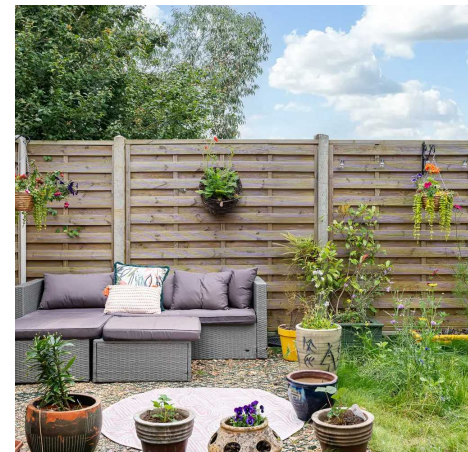
129c Watton Road

Ware, Ware

Ground-breaking EPC A rated zero-carbon eco home in Ware. High spec home with Auraplustriple glazing, Nilan MVHR heating, underfloor heating, electric car charger, 6Kw solar panels. Open plan living, integrated kitchen, 3 beds, 2 baths, parking, Southerly garden. Close to amenities. Tenure: Freehold

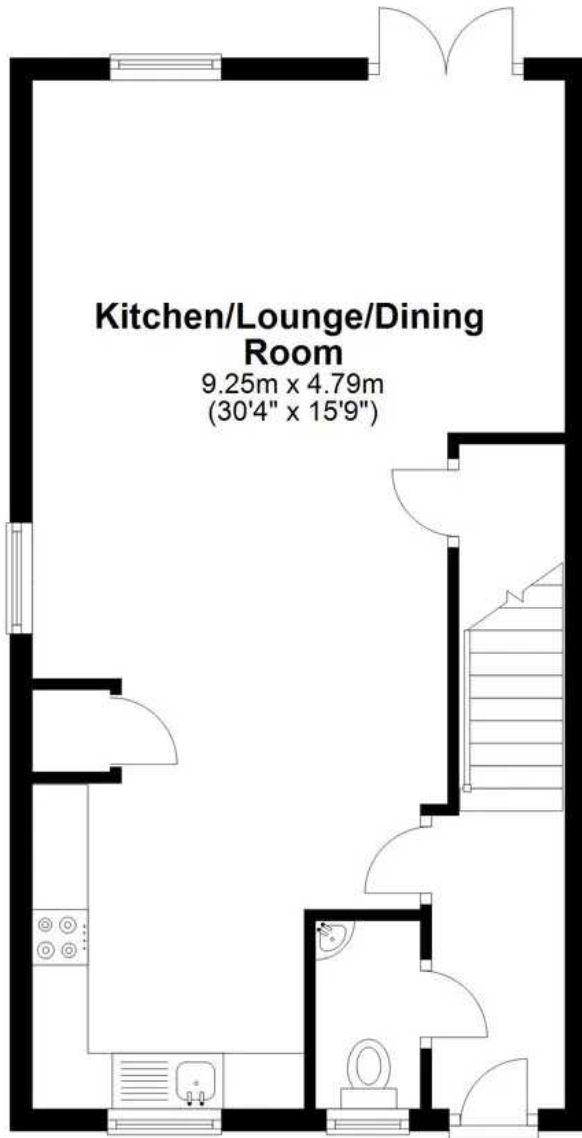
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A



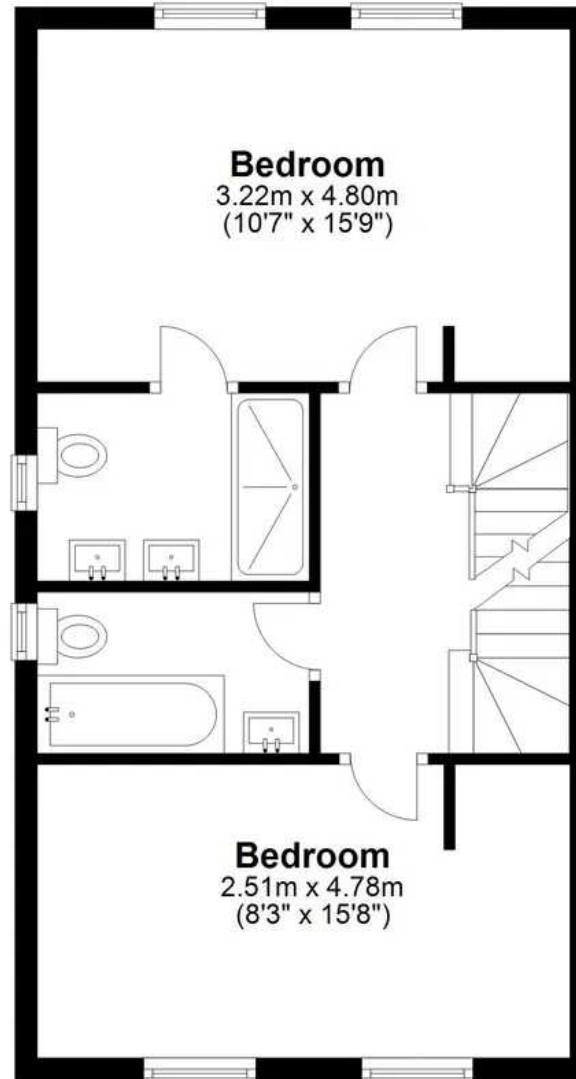
Ground Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



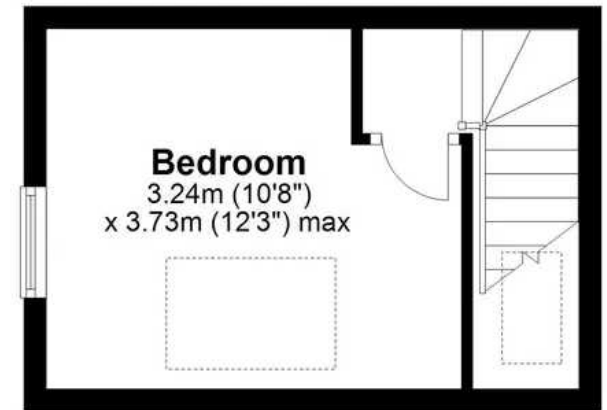
First Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Second Floor

Approx. 15.5 sq. metres (167.1 sq. feet)



Total area: approx. 103.6 sq. metres (1115.0 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

Accommodation

With Auraplus triple glazed front entrance door to:

Entrance Hall

With stairs rising to first floor landing, underfloor heating, doors to:

Downstairs WC

With Auraplus triple glazed window to front aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, wood effect flooring, under floor heating,

Kitchen/Lounge/Dining Room

30' 4" x 15' 9" (9.25m x 4.79m)

Kitchen Area

With Auraplus triple glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, built in storage cupboard, wood effect flooring, under floor heating open to:

Lounge/Dining Room

Dual aspect with Auraplus triple glazed windows to side and rear aspect together with double doors giving access to the rear garden, built in storage cupboard, wood effect flooring, under floor heating.

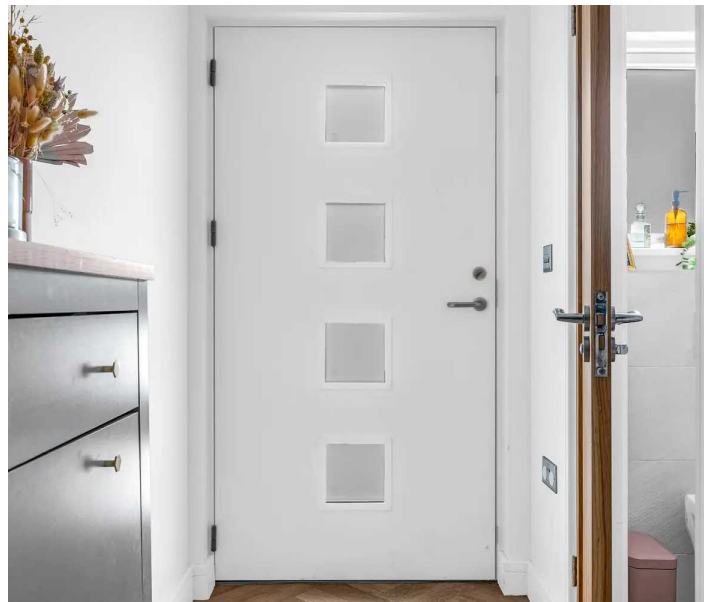
First Floor Landing

With stairs rising to second floor landing and doors to:

Bedroom One

10' 7" x 15' 9" (3.22m x 4.80m)

With two Auraplus triple glazed windows to rear aspect, double height vaulted ceiling, door to:



En Suite

With Auraplus triple glazed window to side aspect with obscure glass. Fitted with a suite comprising large walk in shower cubicle, vanity unit with inset Jack and Jill wash hand basins, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail.

Bedroom Two

8' 3" x 15' 8" (2.51m x 4.78m)

With two Auraplus triple glazed windows to front aspect, double height vaulted ceiling, built in storage cupboard.

Bathroom

With Auraplus triple glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail.

Second Floor Landing

With Auraplus triple glazed skylight window, door to:

Bedroom Three

10' 8" x 12' 3" (3.24m x 3.73m)

With Auraplus triple glazed skylight window and window to side aspect.





REAR GARDEN

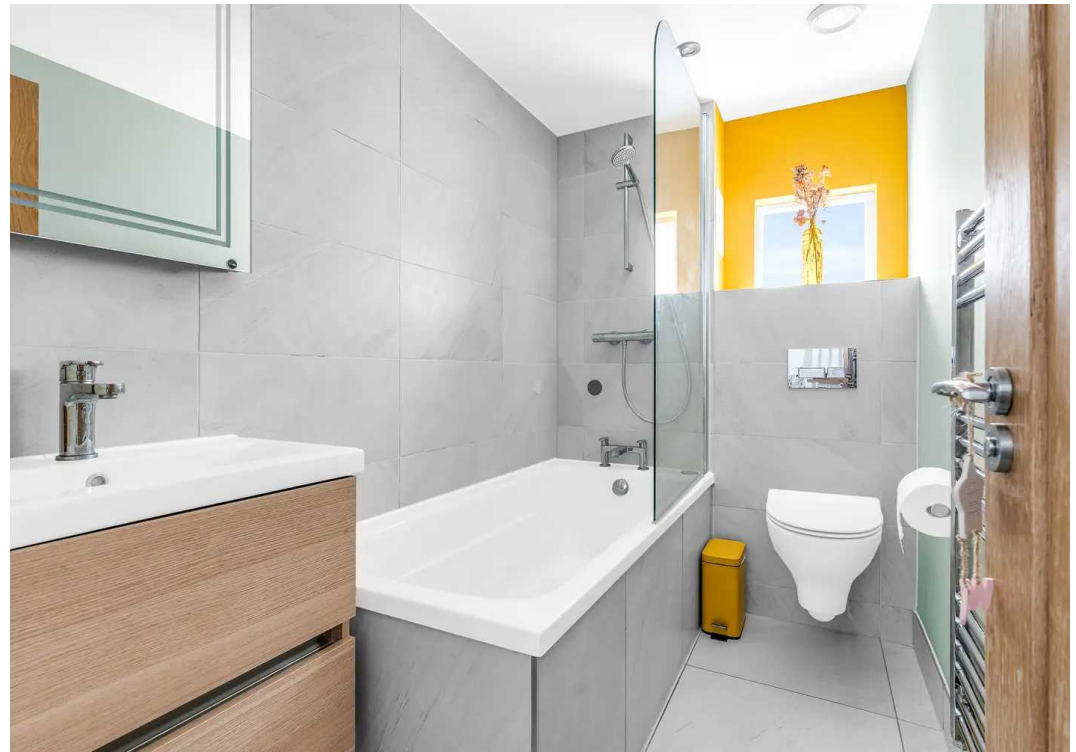
Southerly aspect private rear garden.

ALLOCATED PARKING

2 Parking Spaces

Outside the property is provided with allocated parking with car charging point, a bin storage unit and visitors parking space.







Elliot Heath Estate Agents

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