



**Elliot Heath**  
ESTATE AGENTS

**2 Totts Cottages, Pound Close**  
Guide Price **£750,000**

## 2 Totts Cottages

Pound Close, Ware

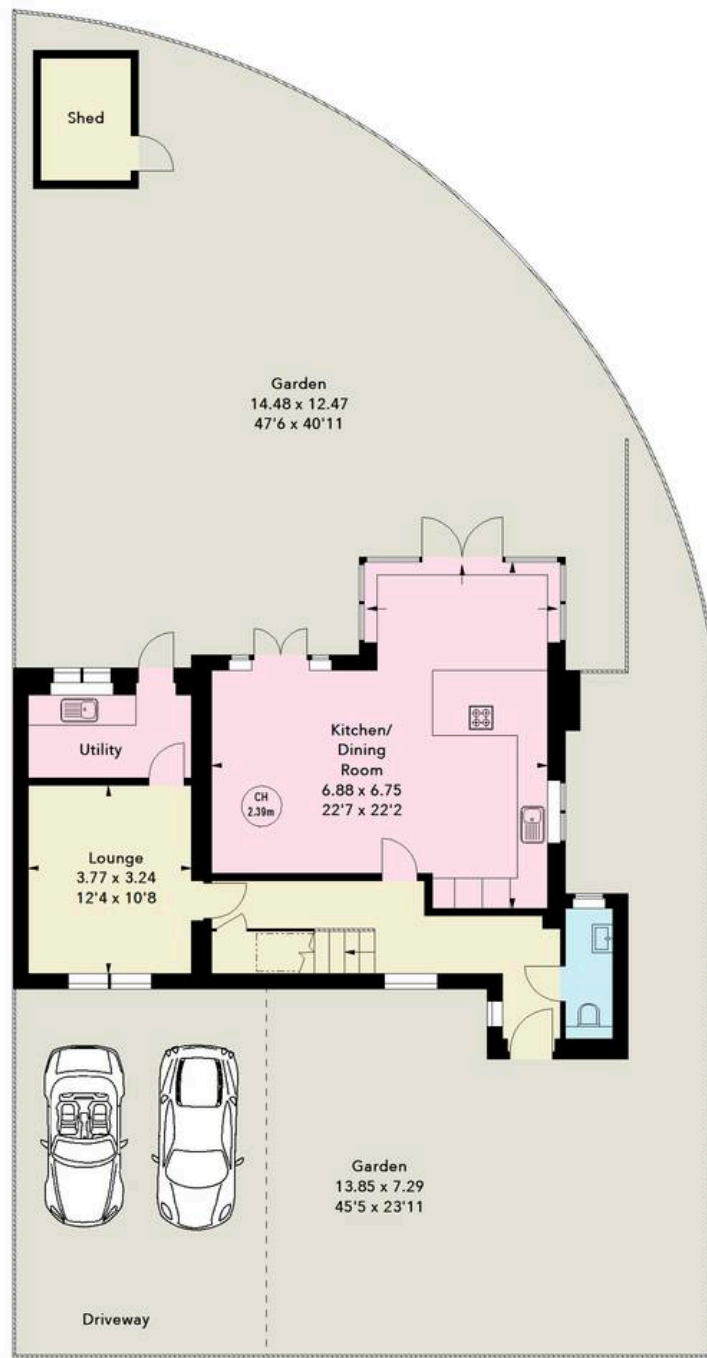
Stunning village home in Braughing. Built in 2012 with versatile accommodation open-plan living space, 4 bedrooms, garden, parking. enjoying a superb, semi-rural location in small development.  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



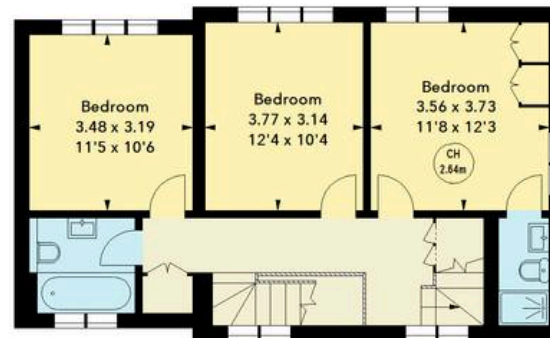


**Ground Floor**  
Approx. 74.23 sq m / 799 sq ft

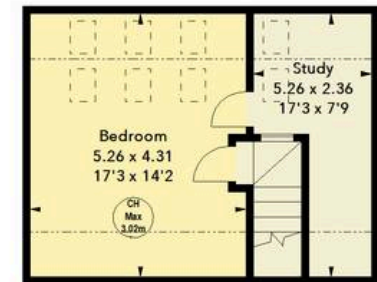
## Totts Cottages, SG11

Approximate Area = 170.75 sq m / 1838 sq ft

Key :  
CH - Ceiling Height



**First Floor**  
Approx. 60.85 sq m / 655 sq ft



**Second Floor**  
Approx. 35.67 sq m / 384 sq ft

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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### Entrance Hall

Dual aspect with windows to front and side aspect, stairs rising to first floor landing, under stairs storage cupboard, tiled flooring, under floor heating, doors to:

### Downstairs WC

With window to rear aspect with obscure glass. Fitted with a suite comprising wc, wash hand basin, radiator, tiled flooring, under floor heating.

### Kitchen/Dining/Family Room

22' 7" x 22' 2" (6.88m x 6.75m)

A stunning dual aspect room with part vaulted ceiling and two sets of double glazed French doors opening on to the rear garden and double glazed window to side aspect. Fitted with a comprehensive range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, inset hob, integrated appliances, breakfast bar, tiled flooring, underfloor heating, vertical radiator.

### Lounge

12' 4" x 10' 8" (3.76m x 3.25m)

With double glazed windows to front aspect, wood flooring, underfloor heating, door to:

### Utility

With double glazed window and door to rear garden. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space and plumbing for washing machine and tumble dryer, wood flooring, under floor heating.

### First Floor Landing

With two sets of double glazed windows to front aspect, radiator, two built in storage cupboards, stairs to second floor, doors to:



**Bedroom One**

11' 8" x 12' 3" (3.55m x 3.73m)

Dual aspect with double glazed windows to rear and side aspect, radiator, fitted wardrobe cupboards, door to:

**En Suite Shower Room**

Fitted with a suite comprising shower cubicle, wall hung wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.

**Bedroom Two**

12' 4" x 10' 4" (3.76m x 3.15m)

With double glazed window to rear aspect, radiator.

**Bedroom Three**

11' 5" x 10' 6" (3.48m x 3.20m)

With double glazed window to rear aspect, radiator.

**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.

**Second Floor Landing**

With door to:

**Bedroom Four/ Play Room**

17' 3" x 14' 2" (5.25m x 4.31m)

A fabulous room with Velux windows to one wall giving far reaching views over countryside, radiator, exposed brick work, door to:

**Study**

17' 3" x 7' 9" (5.25m x 2.36m)

With Velux windows to rear aspect, internal glazed window to landing, radiator.





### **FRONT GARDEN**

The front garden has been well stocked with shrubs and flower beds with a lawn that is enclosed by hedging.

### **REAR GARDEN**

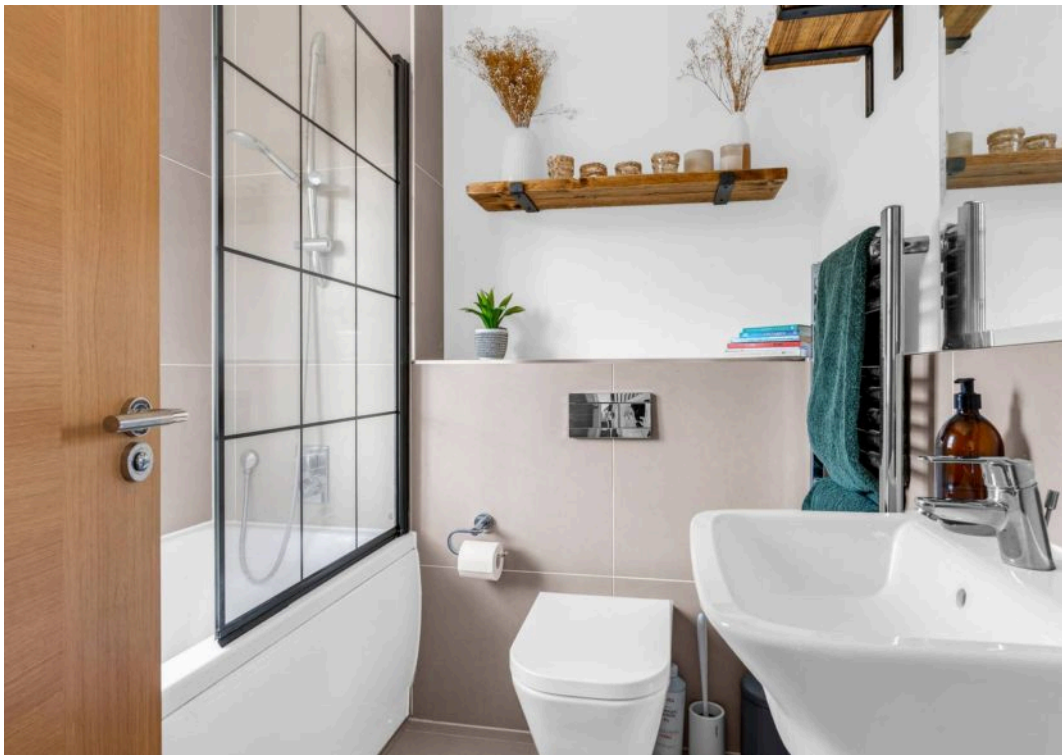
The rear garden is predominantly laid to lawn with a large patio seating area to the very rear of the house. Timber garden shed and gated side access.

### **DRIVEWAY**

2 Parking Spaces

A driveway at the front provides parking for several vehicles.







## Elliot Heath Estate Agents

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