



**Elliot Heath**  
ESTATE AGENTS

**2 Valley Close Wengeo Lane, Ware**  
In Excess of **£1,100,000**



## 2 Valley Close Wengeo Lane

Ware, Ware

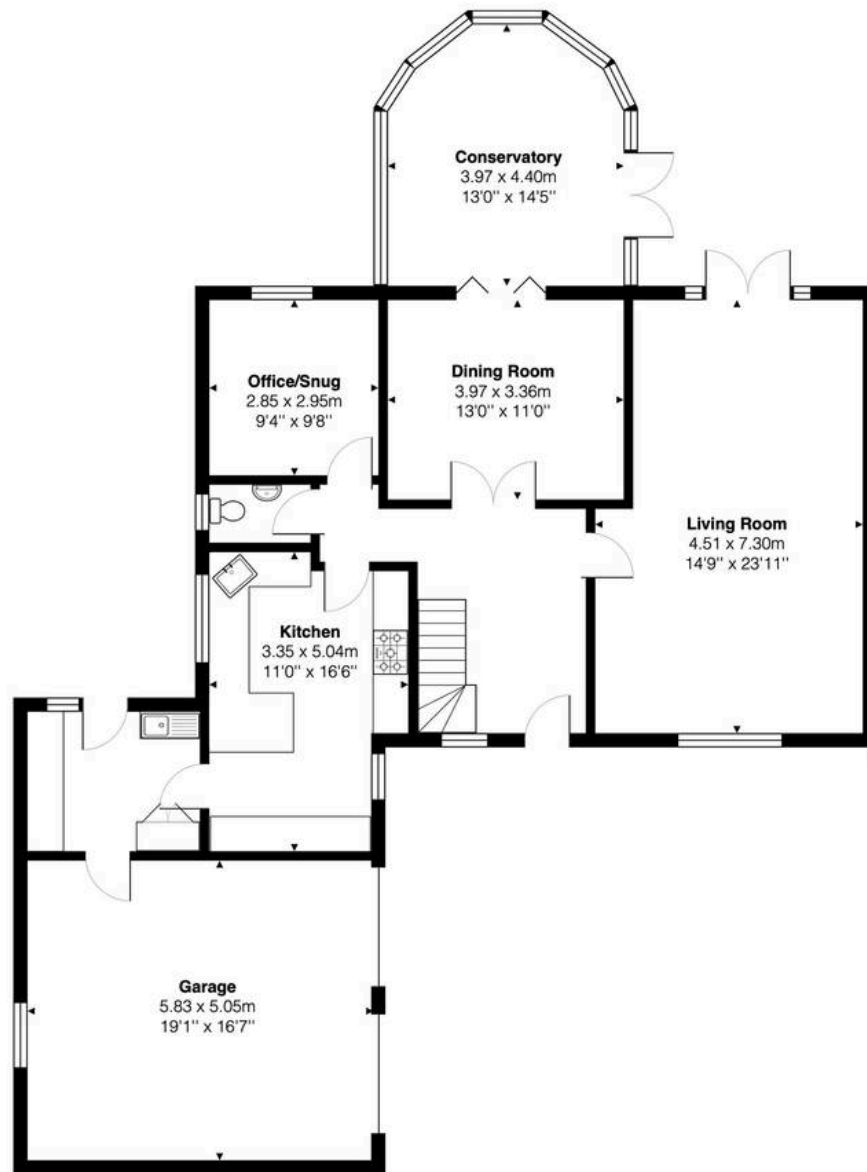
Rarely available 5-bed detached home with over 2300sq ft living space, dual aspect living room, dining room, conservatory, office, kitchen, garden, drive, double garage. Close to Ware town centre. Council Tax band: G

Tenure: Freehold

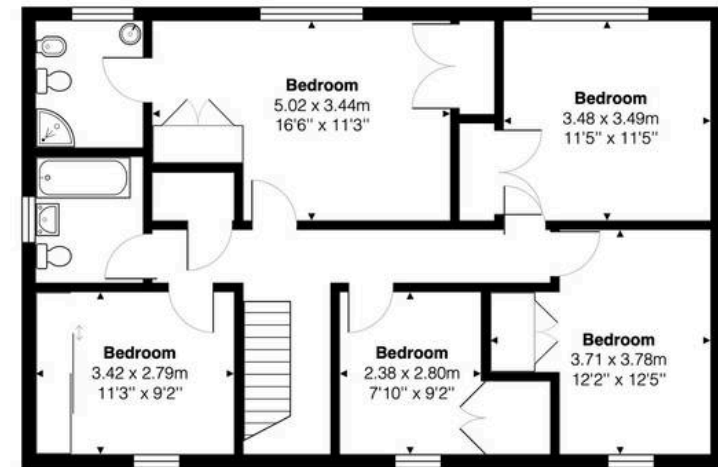
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**Ground Floor**  
Area: 139.2 m<sup>2</sup> ... 1498 ft<sup>2</sup>



**First Floor**  
Area: 83.0 m<sup>2</sup> ... 893 ft<sup>2</sup>

Total Area: 222.9 m<sup>2</sup> ... 2400 ft<sup>2</sup>

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](http://www.matthewkyle.co.uk)



### **Generous Entrance Hall**

With double glazed window to front aspect, stairs rising to first floor landing, wood flooring, radiator, doors to:

### **Living Room**

14' 10" x 23' 11" (4.51m x 7.30m)

Dual aspect with double glazed window to front aspect and double glazed double doors to the rear garden, radiator, feature fireplace, wood flooring, fitted shelving and cupboard unit.

### **Dining Room**

13' 0" x 11' 0" (3.97m x 3.36m)

With wood flooring, radiator and bi-folding doors to:

### **Conservatory**

13' 0" x 14' 5" (3.97m x 4.40m)

Of double glazed and brick construction with double doors opening onto the rear garden, ceiling fan, tiled flooring.

### **Office/Snug**

9' 4" x 9' 8" (2.85m x 2.95m)

With double glazed window to rear aspect, radiator, wood flooring.

### **Downstairs WC**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, wood flooring, radiator.

### **Kitchen**

11' 0" x 16' 6" (3.35m x 5.04m)

Dual aspect with double glazed windows to both sides. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, range style cooker with extractor over, integrated appliances, breakfast bar, Amtico tile effect flooring, radiator, door to:

### **Utility**

With double glazed window and door to the rear garden and door to the double garage. Fitted with a range of storage units with work surfaces over incorporating a sink and drainer unit, appliance space, Amtico tile effect flooring, radiator.





### **First Floor Landing**

With large built in storage/airing cupboard, loft access and doors to:

#### **Bedroom One**

16' 6" x 11' 3" (5.02m x 3.44m)

With double glazed window to rear aspect, two sets of fitted wardrobe cupboards with mirrored doors, door to:

#### **En Suite Shower Room**

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, dual flush wc, wash hand basin, tiled splash back areas, wood effect flooring, radiator.

#### **Bedroom Two**

12' 2" x 12' 5" (3.71m x 3.78m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.

#### **Bedroom Three**

11' 5" x 11' 5" (3.48m x 3.49m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards.

#### **Bedroom Four**

11' 3" x 9' 2" (3.42m x 2.79m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard with sliding doors.

#### **Bedroom Five**

7' 10" x 9' 2" (2.38m x 2.80m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboard.

#### **Bathroom**

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, radiator.







## FRONT GARDEN

With front gardens of mature trees and hedgerows and gated access to the rear garden.

## REAR GARDEN

The beautifully landscaped rear garden is fully enclosed by fencing and hedgerows, mainly laid to lawn, with a paved patio spanning the width and sides of the house. There are meticulously maintained borders and beds, full of colourful shrubs, hedges, mature trees and plants, and access to a greenhouse and garden shed.

## DRIVEWAY

4 Parking Spaces

Generous driveway providing ample off street parking.

## DOUBLE GARAGE

2 Parking Spaces

Attached double garage measuring approximately 5.83 x 5.05 (19'1 x 16'7) with up and over doors to front aspect, window to rear aspect and personnel door to the utility, power and light connected. Access to a boarded loft space via a loft ladder.















## Elliot Heath Estate Agents

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