



Elliot Heath
ESTATE AGENTS

5 John Gilpin Close, Ware
Guide Price £800,000

5 John Gilpin Close

Ware, Ware

4-bed semi-detached built in 2018. Prestigious gated development by town centre & railway station. Kitchen/dining, reception, 4 beds, 2 baths. Private garden, parking. Call 01920 293333. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



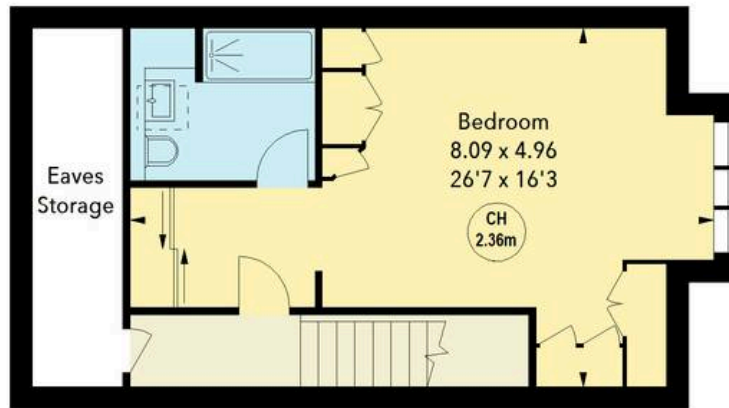
John Gilpin Close, SG12

Approximate Area = 152.45 sq m / 1641 sq ft
(Including Eaves Storage)

Eaves Storage Area = 6.22 sq m / 67 sq ft

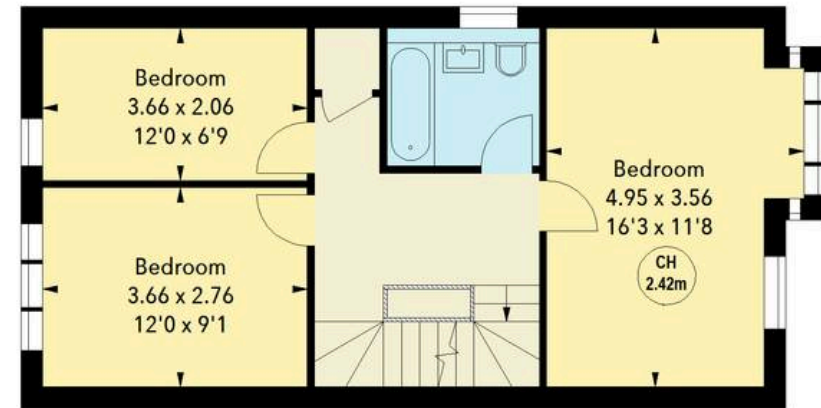


Key :
CH - Ceiling Height



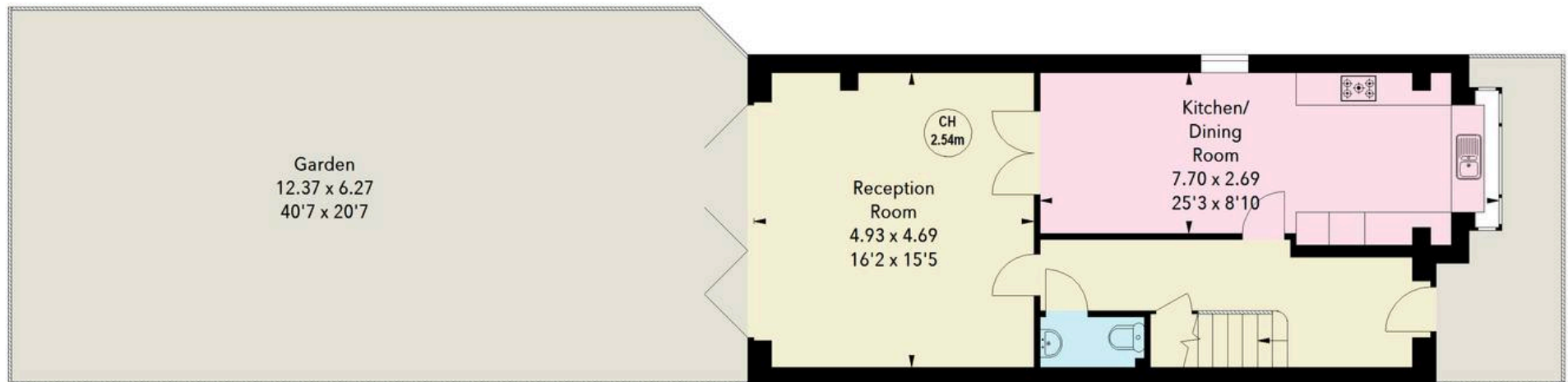
Second Floor

Approx. 44.59 sq m / 480 sq ft



First Floor

Approx. 50.26 sq m / 541 sq ft



Ground Floor

Approx. 57.60 sq m / 620 sq ft

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

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Entrance Hall

With stairs rising to first floor landing, under stairs storage cupboard, wood flooring, radiator, doors to:

Downstairs WC

Fitted with a suite comprising low level wc and wash hand basin.

Kitchen/Dining Room

25' 3" x 8' 10" (7.70m x 2.69m)

With double glazed bay window to front aspect and window to side aspect with fitted shutters. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, wood flooring, radiator, double doors to:

Reception Room

16' 2" x 15' 5" (4.93m x 4.69m)

With bi-folding doors opening onto the garden, wood flooring, two radiators.

First Floor Landing

With stairs rising to second floor landing, built in storage cupboard, radiator, doors to:

Bedroom Two

16' 3" x 11' 8" (4.95m x 3.56m)

With two double glazed windows to front aspect with fitted shutters, radiator.

Bedroom Three

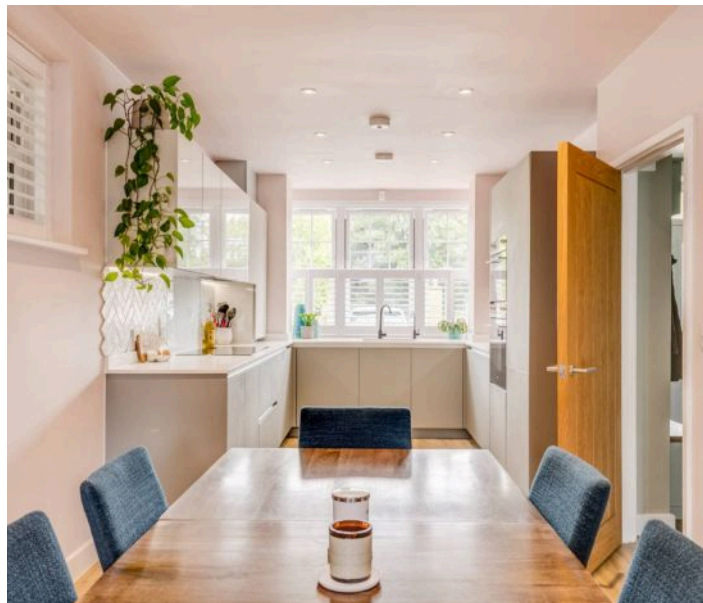
12' 0" x 9' 1" (3.66m x 2.76m)

With double glazed window to rear aspect with fitted shutters, radiator.

Bedroom Four

12' 0" x 6' 9" (3.66m x 2.06m)

With double glazed window to rear aspect with fitted shutters, radiator.



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, inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

Second Floor Landing

Door accessing the eaves storage and door to:

Bedroom One

26' 7" x 16' 3" (8.09m x 4.96m)

With double glazed window to front aspect with fitted shutters, radiator, fitted with a range of wardrobe cupboards, door to:

En Suite Shower Room

With Velux window. Fitted with a suite comprising large walk in shower cubicle, inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.





REAR GARDEN

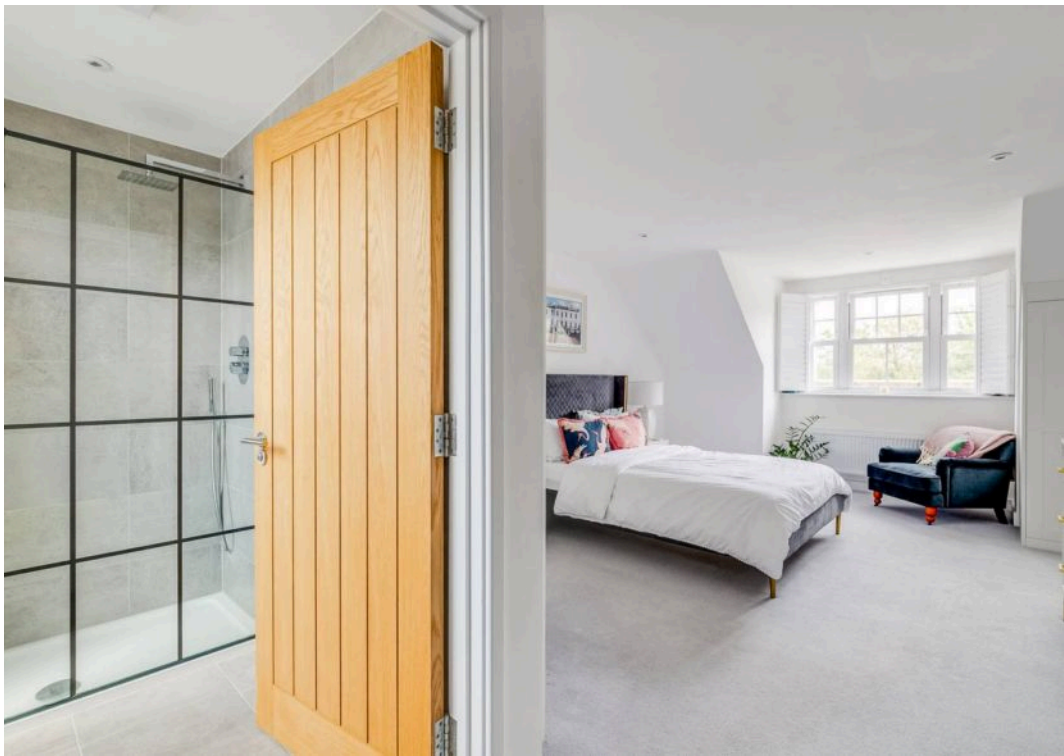
This property benefits from a private Southerly aspect garden which is paved to the immediate rear leading to artificial grass and further hard standing the the rear. Gated side access.

ALLOCATED PARKING

2 Parking Spaces

To the front of the property there are two allocated parking spaces.







Elliot Heath Estate Agents

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