



**Elliot Heath**  
ESTATE AGENTS

**14 Little Widbury Lane, WARE**  
Guide Price £850,000



# 14 Little Widbury Lane

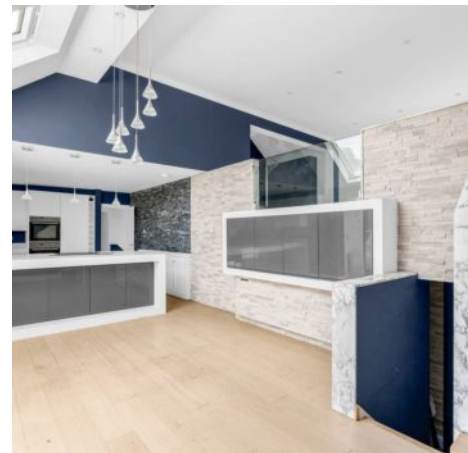
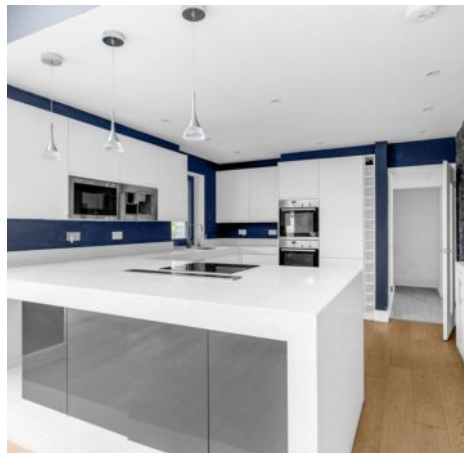
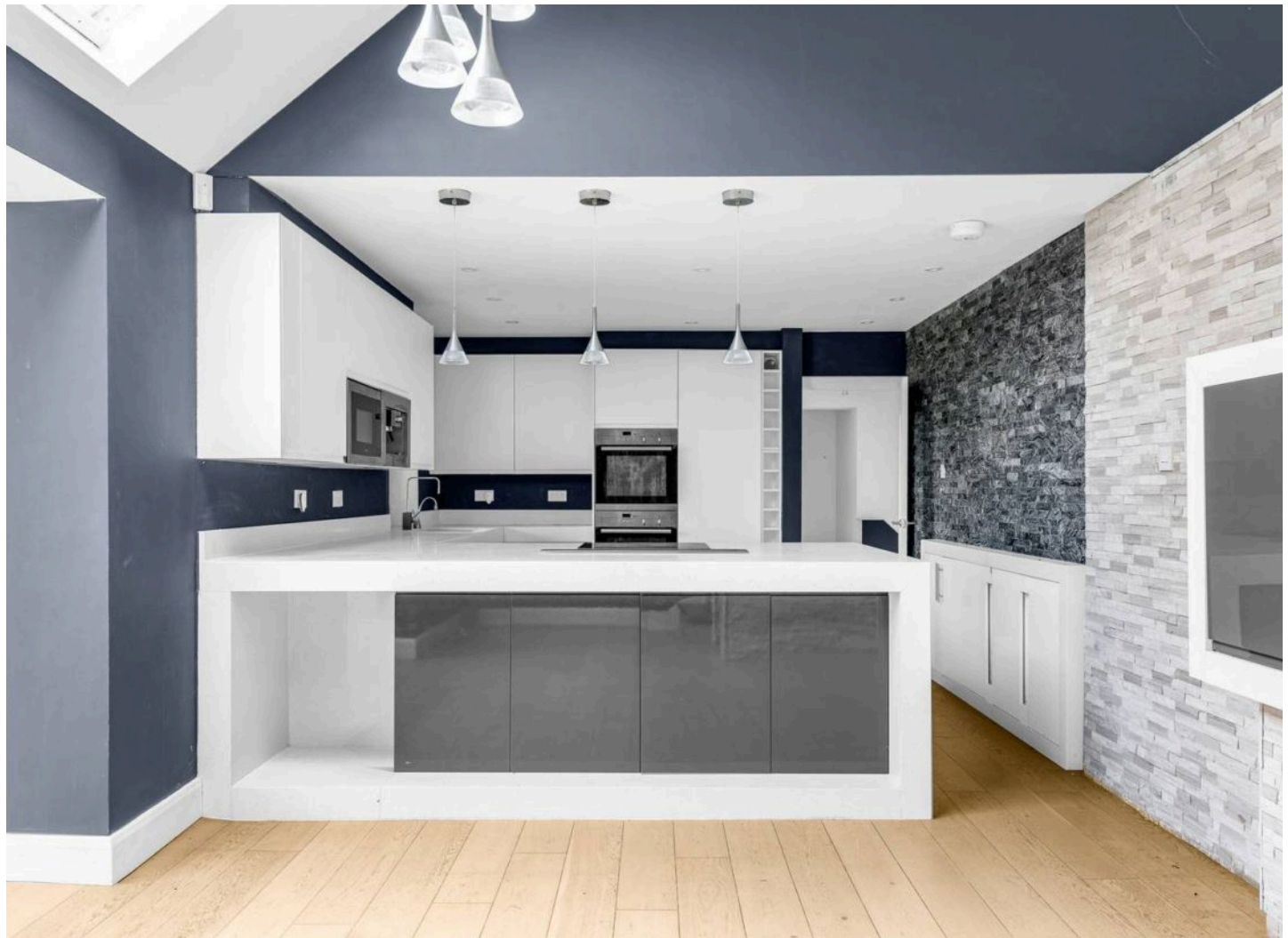
WARE, Ware

Spacious 6-bed home in private cul de sac on town outskirts. Approx. 3,000 sq ft with open plan living, cinema room, home office/studio, views over Ware. Needs updating. Close to amenities. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



# Little Widbury Lane, SG12

Approximate Area = 286.69 sq m / 3086 sq ft  
 (Including Studio, Void & Eaves Storage)  
 Studio = 22.20 sq m / 239 sq ft  
 Void = 5.39 sq m / 58 sq ft  
 Eaves Storage = 7.34 sq m / 79 sq ft

Key :  
 CH - Ceiling Height



Ground Floor

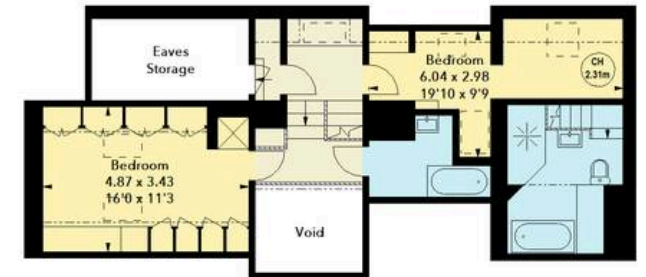
Approx. 64.29 sq m / 692 sq ft



First Floor

Approx. 130.80 sq m / 1408 sq ft

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



Second Floor

Approx. 69.40 sq m / 747 sq ft



**Entrance Hall**

With built in storage cupboard, marble staircase to first floor, doors to:

**Downstairs WC**

Fitted with a suite comprising dual flush wc and wash hand basin.

**Bedroom Three**

12' 7" x 9' 3" (3.84m x 2.82m)

With double glazed window to front aspect.

**Bedroom Two**

16' 10" x 12' 7" (5.13m x 3.84m)

With double glazed window to front aspect, door to:

**Jack & Jill Shower Room**

Door to:

**Cinema Room/Bedroom Seven**

13' 9" x 12' 10" (4.19m x 3.91m)

With door to outside, garage/storage to the front and built in storage cupboard to the rear, door to:

**Outside Lobby**

With steps to the gardens.

**First Floor Landing**

Stairs to second floor, open to:

**Study Area**

Radiator, wood flooring, open to the reception room and door to:

**WC**

Fitted with a suite comprising dual flush wc and wash hand basin.

**Reception Room**

25' 3" x 13' 11" (7.70m x 4.24m)

With glazed doors to balcony with far reaching views over Ware, wood flooring, stairs to:





**Kitchen**

29' 8" x 11' 8" (9.04m x 3.56m)

Comprehensively fitted with a range of wall and base storage units with work surfaces incorporating a sink and drainer unit, fully integrated, breakfast bar, wood flooring, door to inner lobby, open to:

**Dining Room**

15' 0" x 11' 7" (4.57m x 3.53m)

With double glazed window and bi fold doors to the rear garden together with skylight windows, wood flooring.

**Inner Lobby**

With doors to:

**Utility**

With double glazed window to rear aspect. Fitted with a range of storage units with work surface over incorporating a sink and drainer unit, appliance space.

**Bedroom Four**

19' 7" x 9' 5" (5.97m x 2.87m)

With double glazed window to the garden, door to:

**En Suite**

Fitted with a suite comprising shower cubicle, wc and wash hand basin.

**Bedroom One**

16' 1" x 12' 8" (4.90m x 3.86m)

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

**En Suite Bathroom**

Fitted with a suite comprising panel enclosed bath, separate shower cubicle, wc , wash hand basin.

**Second Floor**

With skylight window, built in storage cupboard, doors to:

**Bedroom Five**

16' 0" x 11' 3" (4.88m x 3.43m)

With skylight windows and door to:







### **En Suite Shower**

Fitted with a suite comprising shower cubicle, wc and wash hand basin.

### **Bedroom Six**

19' 10" x 9' 9" (6.05m x 2.97m)

With skylight windows, door to:

### **En Suite Shower Room**

Fitted with a suite comprising shower cubicle, wc and wash hand basin.

### **Family Bathroom**

Fitted with a suite comprising panel enclosed bath, wash hand basin, wc.

### **Rear Garden**

72' 3" x 54' 4" (22.02m x 16.56m)

With side access from the front to the rear garden backing onto fields with covered decked seating area to the immediate rear of the property and a further raised decked area to the rear of the garden, large brick built outbuilding which would work well as a studio or workspace.

### **Driveway**

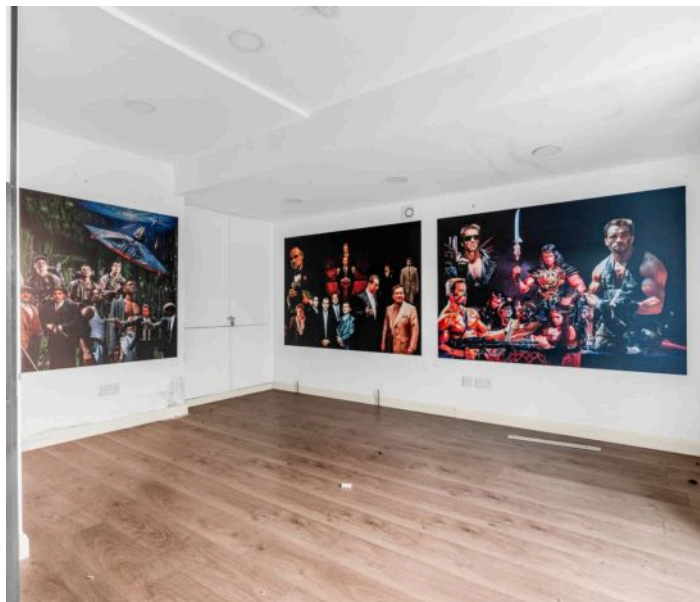
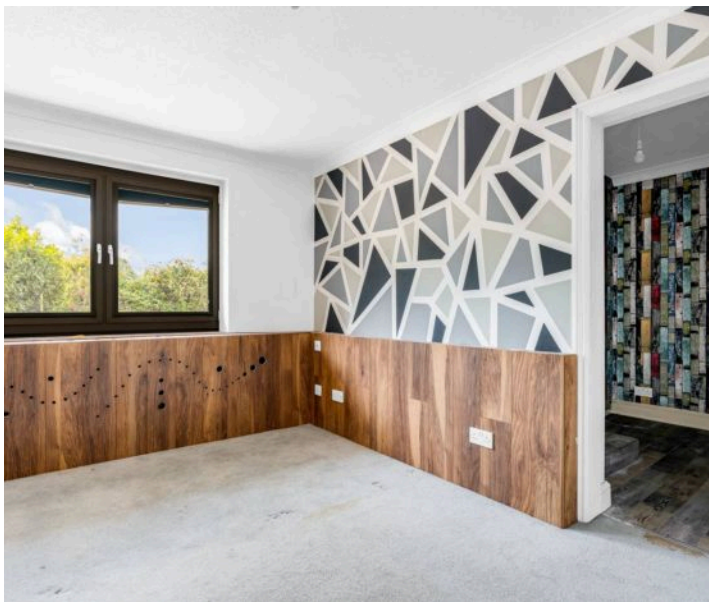
8 Parking Spaces

Externally, the front of the property boasts a large carriage driveway which can accommodate up to 8 vehicles.

### **Garage**

Single Garage

Both the garages have been converted into storage spaces.









## Elliot Heath Estate Agents

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