



Elliot Heath
ESTATE AGENTS

57 Trinity Road, Ware
Guide Price £825,000

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Ware, Ware

Beautifully extended 1930's semi in popular residential area. Stunning kitchen/dining/family room, living room, 4 bedrooms, bath/wet room, en suite, landscaped gardens, driveway. Close to amenities.

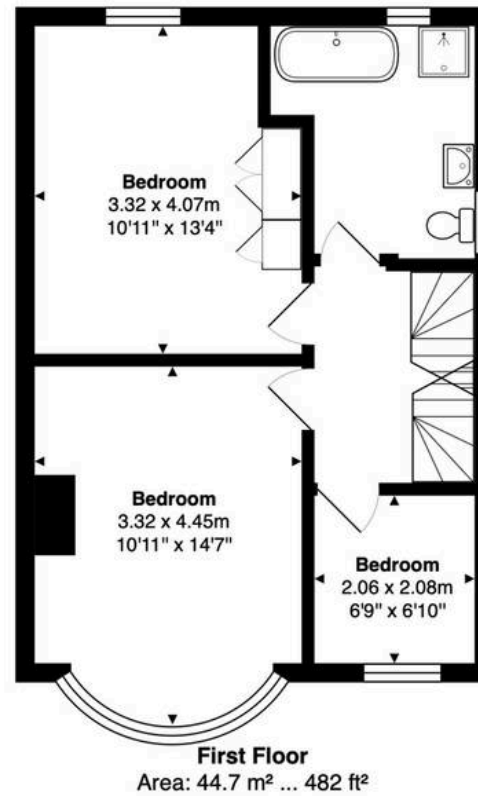
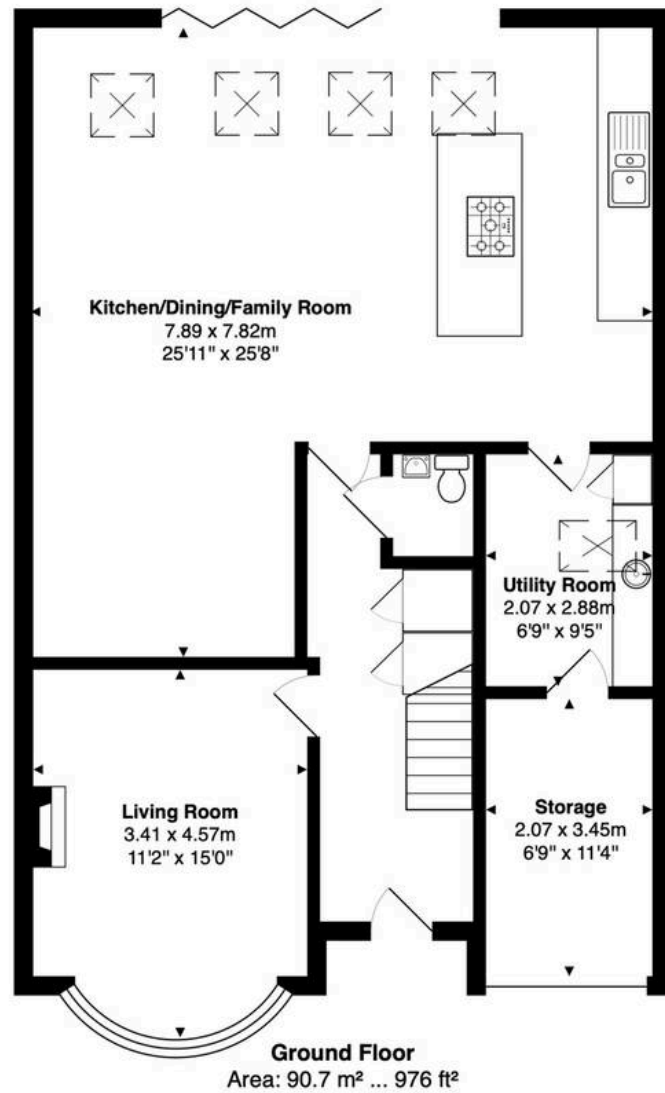
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Total Area: 166.7 m² ... 1794 ft²

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

Entrance Hall

With stairs rising to first floor landing, two built in storage cupboards, wood flooring, radiator, doors to:

Downstairs WC

Fitted with a suite comprising wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, wood effect flooring.

Living Room

11' 2" x 15' 0" (3.41m x 4.57m)

With double glazed bay window to front aspect, radiator, feature fireplace, wood effect flooring.

Kitchen/Dining/Family Room

25' 11" x 25' 8" (7.89m x 7.82m)

Dining/Family Room

With bi fold doors opening onto the rear garden, together with skylight windows, wood effect flooring with under floor heating, open to:

Kitchen

With skylight window. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, space for American style fridge/freezer, island unit with breakfast bar, wood effect flooring with underfloor heating, door to:

Utility

6' 9" x 9' 5" (2.07m x 2.88m)

With skylight window and door to the storage area. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wood effect flooring.

First Floor Landing

With double glazed window to side aspect, stairs rising to second floor landing, doors to:



Bedroom Two

10' 11" x 14' 7" (3.32m x 4.45m)

With double glazed bay window to front aspect, radiator.

Bedroom Three

10' 11" x 13' 4" (3.32m x 4.07m)

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

Bedroom Four

6' 9" x 6' 10" (2.06m x 2.08m)

With double glazed window to front aspect, radiator.

Bath/Wet Room

Dual aspect with double glazed windows to rear and side aspect with obscure glass. Fitted with a suite comprising freestanding bath, separate shower, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, underfloor heating, chrome heated towel rail.

Second Floor Landing

With skylight window and door to:

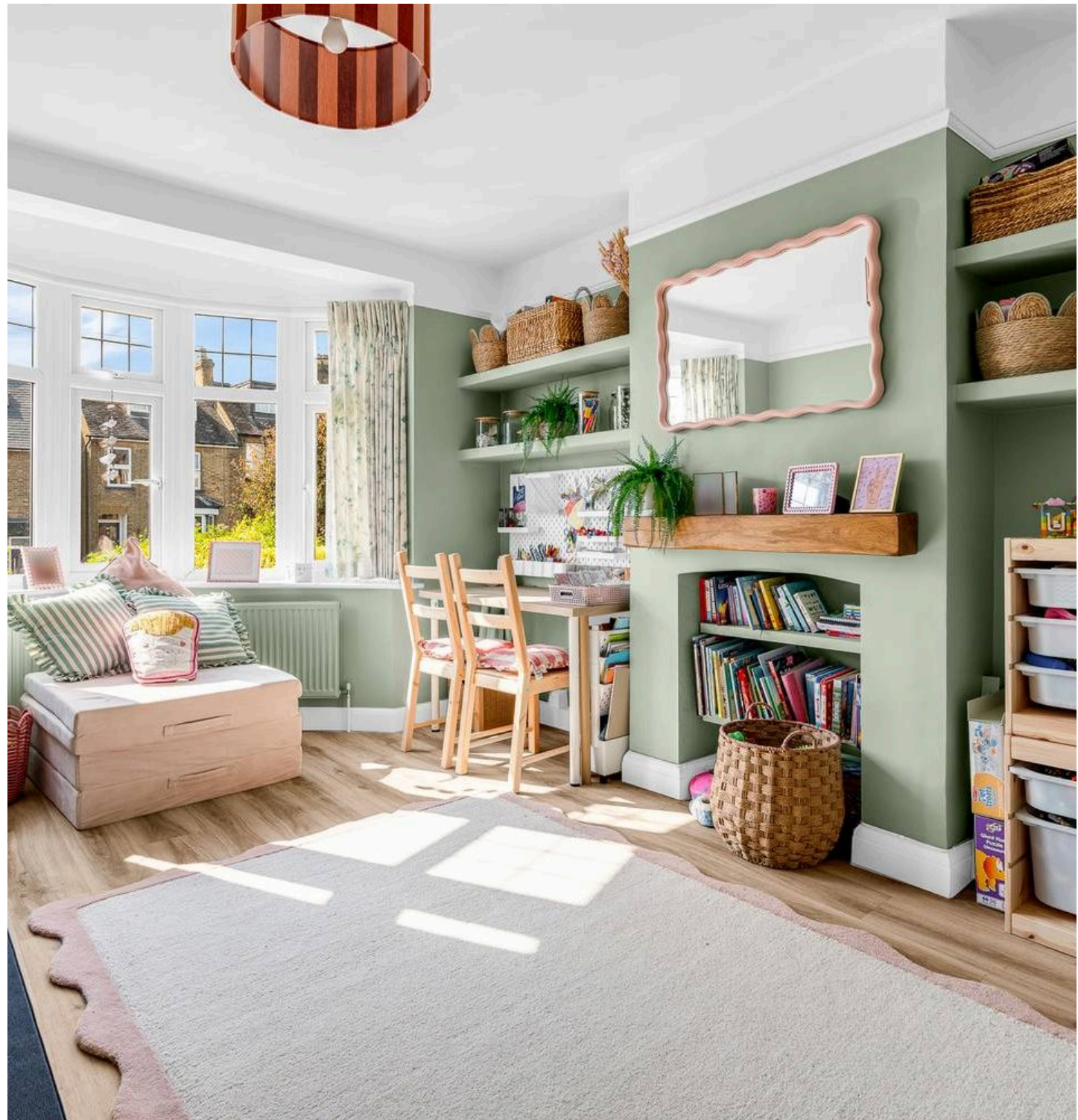
Bedroom One

12' 0" x 18' 8" (3.66m x 5.68m)

With double glazed double doors opening onto the Juliet balcony and two Velux windows, radiator, fitted with a range of bedroom furniture, door to:

En Suite Shower Room

With double glazed window with obscure glass to side and rear aspect. Fitted with a suite comprising large walk in shower cubicle, dual flush wc, vanity unit with inset wash hand basin, fully tiled, underfloor heating, heated towel.





FRONT GARDEN

Front garden laid to lawn with mature hedge and shrubs.

REAR GARDEN

Well landscaped rear garden with generous patio seating area, steps up to the gated lawn area with plant and shrub borders.

DRIVEWAY

3 Parking Spaces

Block paved driveway providing off street parking for several vehicles and access to the outside storage measuring approximately 2.07 x 3.45 (6'9 x 11'4).







Elliot Heath Estate Agents

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