



Elliot Heath
ESTATE AGENTS

42 Brocket Meadows, Ware
Guide Price **£630,000**

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Ware, Ware

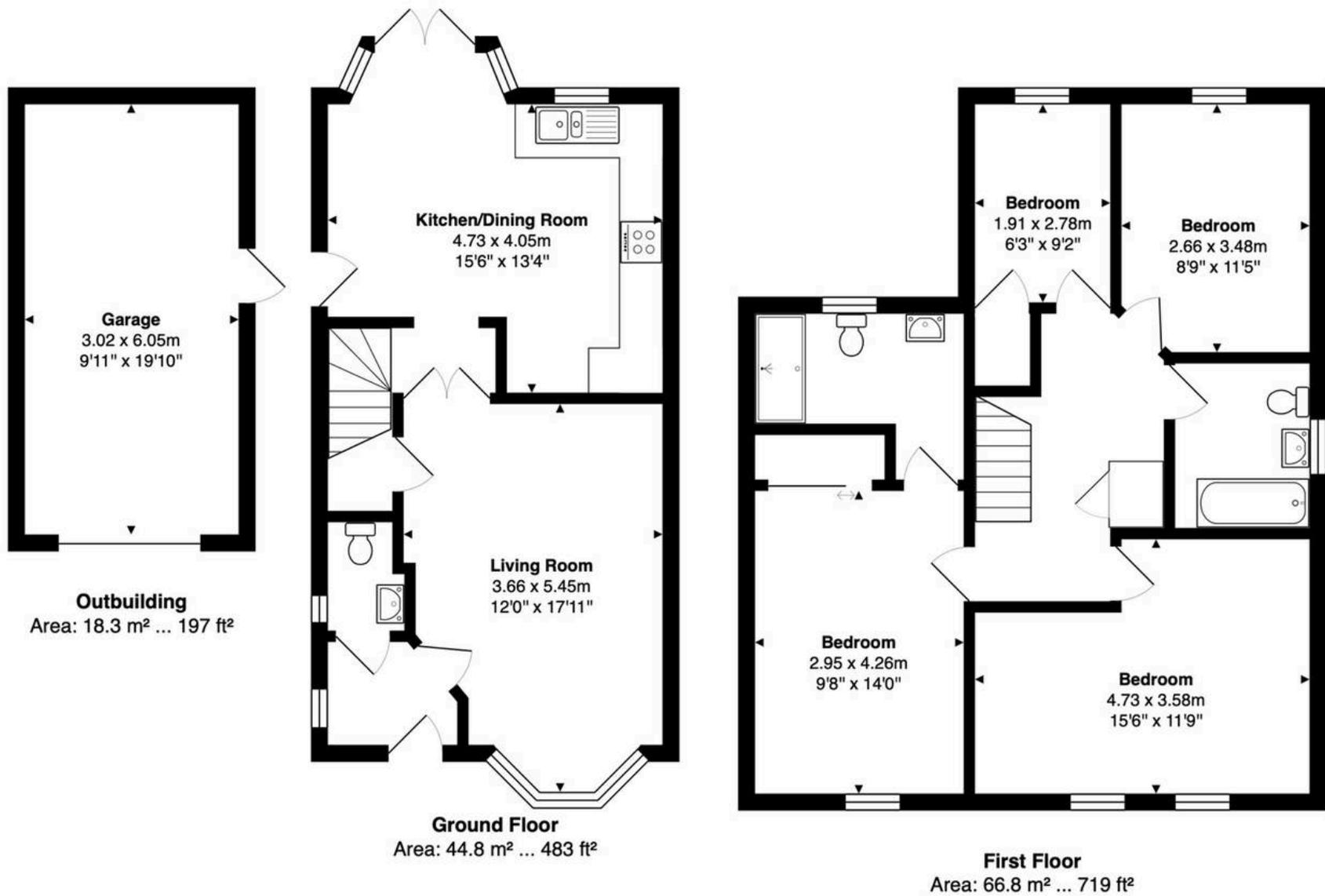
Beautiful 4-bed home in popular development, living room, kitchen/dining room, wc, en suite, bathroom. Landscaped gardens, garage, off-street parking. Ware amenities, schools, station nearby. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Total Area: 129.9 m² ... 1398 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 double glazed window to side aspect, radiator, wood flooring, doors to:

Downstairs WC

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

Living Room

12' 0" x 17' 11" (3.66m x 5.45m)

With double glazed bay window to front aspect with fitted shutters, radiator, attractive fireplace, wood flooring, understairs storage cupboard, double doors to:

Inner Lobby

With stairs rising to first floor landing, tiled flooring, open to:

Kitchen/Dining Room

15' 6" x 13' 3" (4.73m x 4.05m)

With double glazed double doors and windows opening onto the rear garden and door giving access to the side. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled flooring, radiator.

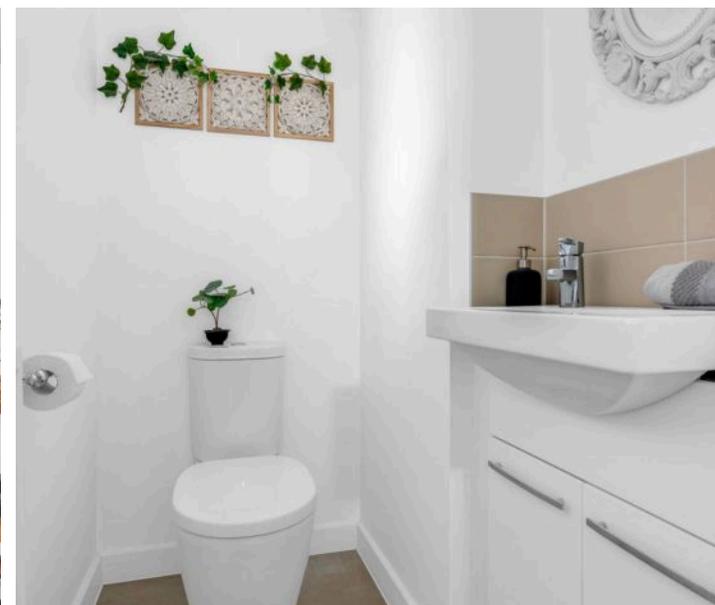
First Floor Landing

With built in storage cupboard, radiator, loft access, doors to:

Bedroom One

9' 8" x 14' 0" (2.95m x 4.26m)

With double glazed window to front aspect with fitted shutters, radiator, built in wardrobe cupboards with mirrored sliding doors, door to:



En Suite Shower Room

With double glazed window to rear aspect with obscure glass and fitted shutters. Fitted with a suite comprising large walk in shower cubicle, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two

15' 6" x 11' 9" (4.73m x 3.58m)

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

Bedroom Three

8' 9" x 11' 5" (2.66m x 3.48m)

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

Bedroom Four

6' 3" x 9' 1" (1.91m x 2.78m)

With double glazed window to rear aspect with fitted shutters, radiator, built in storage cupboard, wood effect flooring.

Bathroom

With double glazed window to side aspect with obscure glass and fitted shutters. Fitted with a suite comprising panel enclosed bath, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





FRONT GARDEN

Attractively planted front garden and gated access to the courtyard garden and rear garden beyond.

REAR GARDEN

Thoughtfully landscaped heavily stocked rear garden with patio seating areas and pergola, with the remainder laid to lawn and access to the detached garage.

DRIVEWAY

2 Parking Spaces

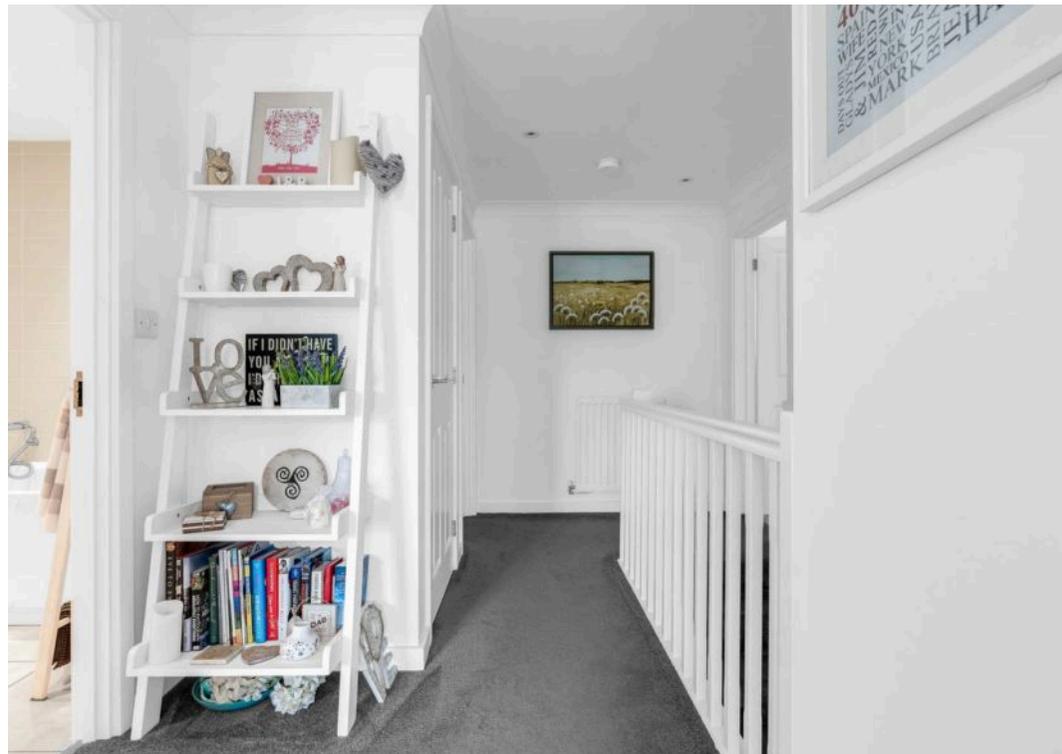
Block paved driveway providing off street parking.

GARAGE

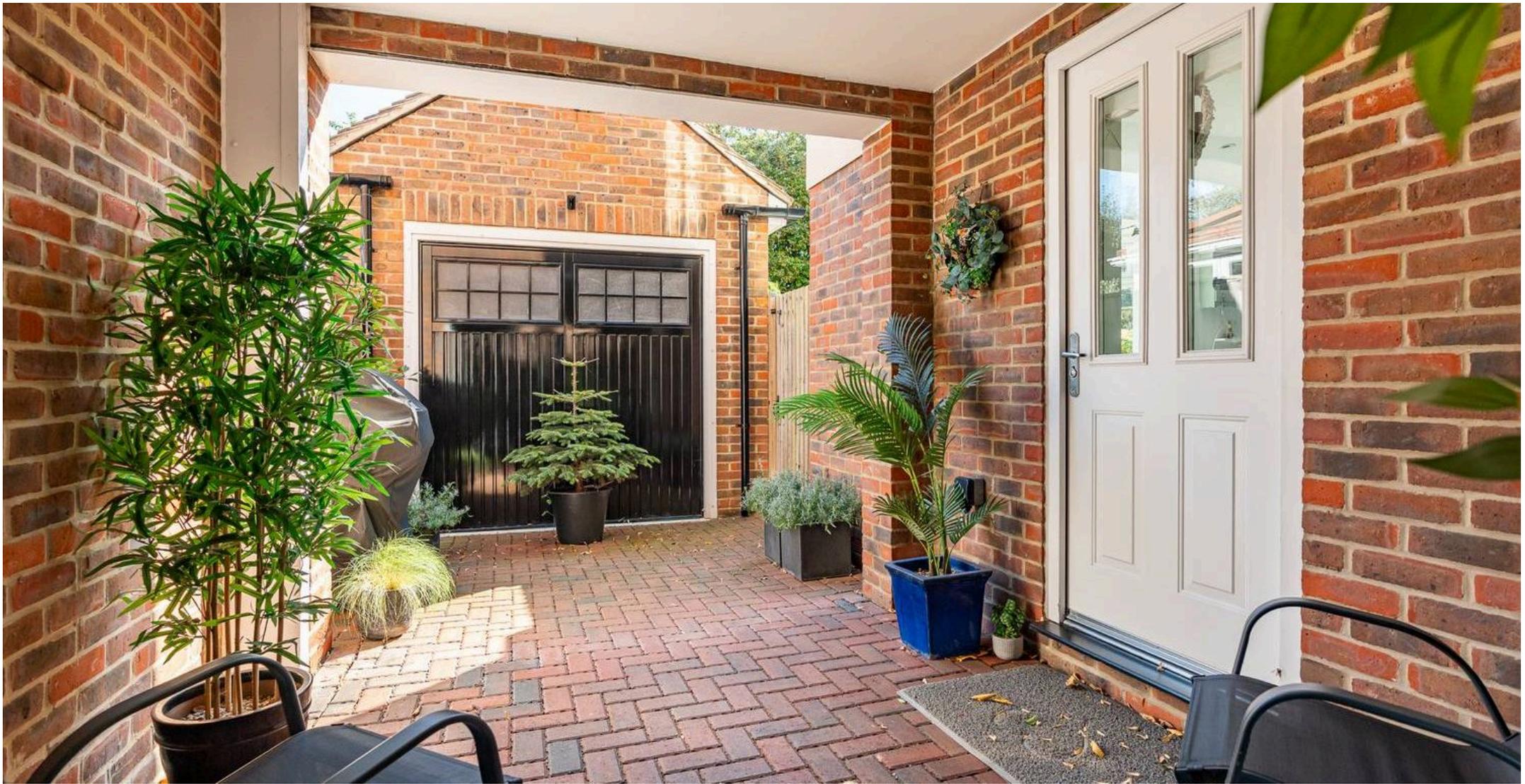
Single Garage

Detached garage measuring approximately 3.02 x 6.06 (9'11 x 19,10) with double doors to front aspect and personnel door to the rear garden.









Elliot Heath Estate Agents

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