

# SOVEREIGN PLACE

PUCKERIDGE, SG11



## THE DEVELOPMENT

An exclusive development of just two brand new three bedroom houses designed for modern living and to compliment the village aesthetic.

Finished to an exceptional standard, these family homes offer an entrance hall, cloakroom and open plan kitchen / living room to the ground floor with French doors leading into the West-facing rear garden.

The first floor accommodation comprises of bedroom two, a beautiful family bathroom and bedroom three.

From the first floor landing there is also an entrance door with staircase leading up to the Master Suite. This quiet sanctuary offers ample built-in wardrobe space as well as a spacious en-suite shower room.

The properties also benefit from side access to their West-facing gardens, as well as parking for two cars along with an electric car charger point.

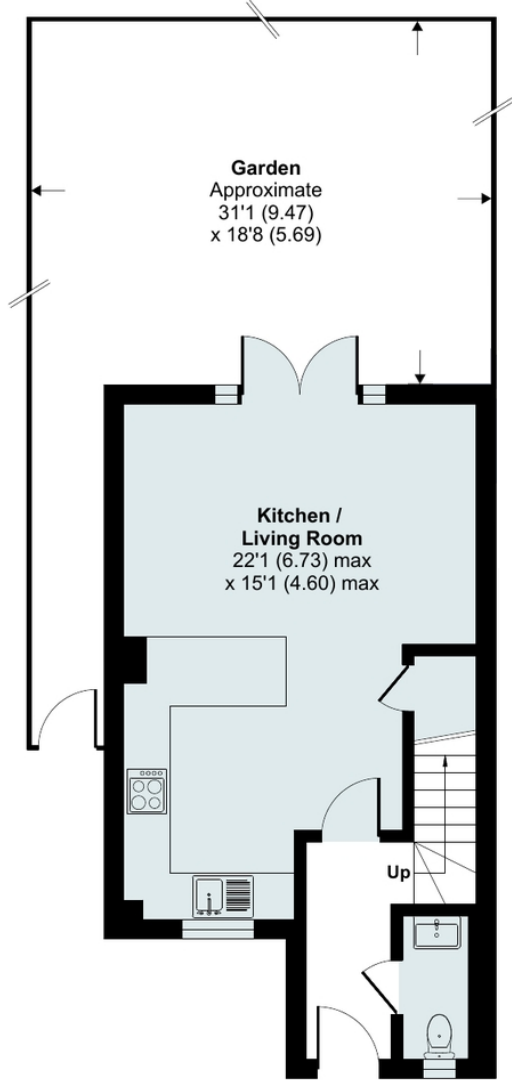


## KEY FEATURES

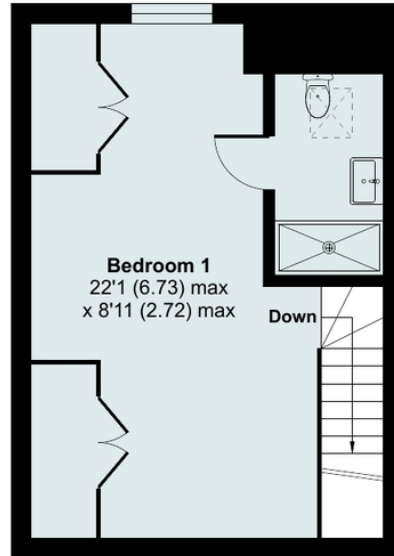
- > Ready for occupation
- > Open plan kitchen / living room
- > White gloss kitchen with integrated appliances and large breakfast bar
- > Downstairs WC
- > En-suite to master bedroom suite
- > Modern family bathroom
- > West facing rear garden
- > Off street parking for two cars
- > Electric car charger point
- > Gas central heating
- > All flooring included
- > 10 year warranty



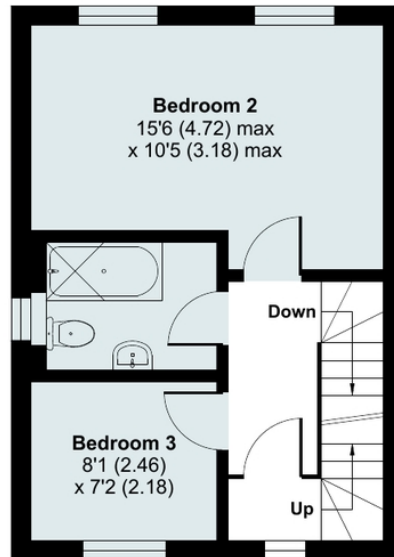
**PLOT 1 / PLOT 2 (Handed Version)**



**GROUND FLOOR-** 380 sq ft / 35.3 sq m



**SECOND FLOOR-** 336 sq ft / 31.2 sq m



**FIRST FLOOR-** 336 sq ft / 31.2 sq m



## THE LOCAL AREA

The picturesque village of Puckeridge sits just a ten minute drive from Ware and has a real sense of community as well as excellent amenities and services within the village itself. Just to name a few you have a doctors surgery, post office and shop, mobile library service, several village pubs and the 'China Garden' restaurant, groups such as Cubs, Beavers and Scouts and of course you have an outstanding nursery and primary school within the village.

Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool street (approx. 49 mins) or Hertford North Finsbury Park/ Kings Cross (approx. 35 mins).



For more information or to arrange a viewing please contact the Hertford office on

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

