



Elliot Heath
ESTATE AGENTS

28 Plaxton Way, WARE
Guide Price **£495,000**

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WARE, Ware

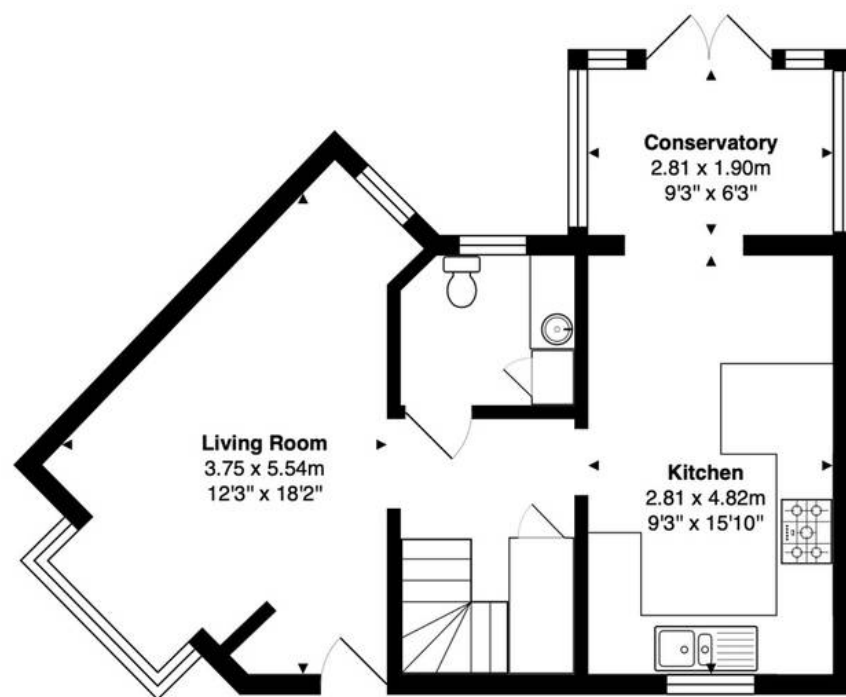
A lovely 3-bed semi-detached home in a quiet cul-de-sac near Ware town centre. Offering living room, kitchen, dining room, utility/wc, bathroom, 3 bedrooms, front & rear gardens, allocated parking. Council Tax band: D

Tenure: Freehold

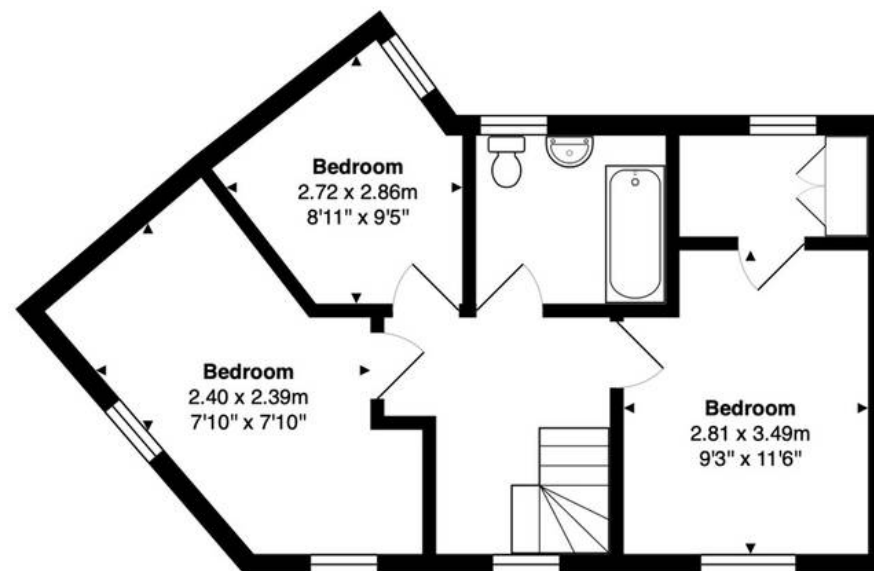
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor
Area: 46.7 m² ... 503 ft²



First Floor
Area: 41.1 m² ... 443 ft²

Total Area: 87.8 m² ... 945 ft²

Entrance Lobby

Open to:

Living Room

12' 4" x 18' 2" (3.75m x 5.54m)

Dual aspect room with large feature double glazed bay window to front aspect and double glazed window to rear, wood flooring, radiator, open to:

Inner Hall

With stairs to first floor, understairs storage cupboard, wood flooring, radiator, open to kitchen/breakfast room and door to:

Utility/WC

Fitted with a low level wc, sink and utility area with fitted units and work surface over with space for washing machine and tumble dryer, radiator.

Kitchen

9' 3" x 15' 10" (2.81m x 4.82m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with a solid wood work surface over incorporating a breakfast bar and sink and drainer unit, integrated appliances, tiled splash back areas, wood flooring, open to:

Conservatory

9' 3" x 6' 3" (2.81m x 1.90m)

Of brick and double glazed construction with double doors opening onto the rear garden, wood flooring, radiator.

First Floor Landing

With double glazed window to front aspect, loft access and doors to:

Bedroom One

9' 3" x 11' 1" (2.81m x 3.39m)

With large feature double glazed bay window to front aspect, radiator, door to:



Walk In Wardrobe

With double glazed window to rear aspect, radiator.
(previously an en-suite with plumbing still in situ for conversion).

Bedroom Two

7' 10" x 7' 10" (2.40m x 2.39m)

Dual aspect bedroom with double glazed windows to front and side, radiator.

Bedroom Three

8' 11" x 9' 5" (2.72m x 2.86m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, dual flush wc, pedestal wash hand basin, tiled splash back areas, radiator.





FRONT GARDEN

Front garden laid to lawn with pathway to front door.

REAR GARDEN

There is a low maintenance artificial-turf rear garden with decking area and rear and side gated access.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

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