



Elliot Heath
ESTATE AGENTS

22 Whiteley Close, Dane End
Guide Price **£485,000**

22 Whiteley Close

Dane End, Ware

Deceptively spacious 4-bed semi in quiet Dane End cul-de-sac. Extended home with kitchen/diner to garden, lounge with stove, study, parking, garage.

Village setting near Ware.

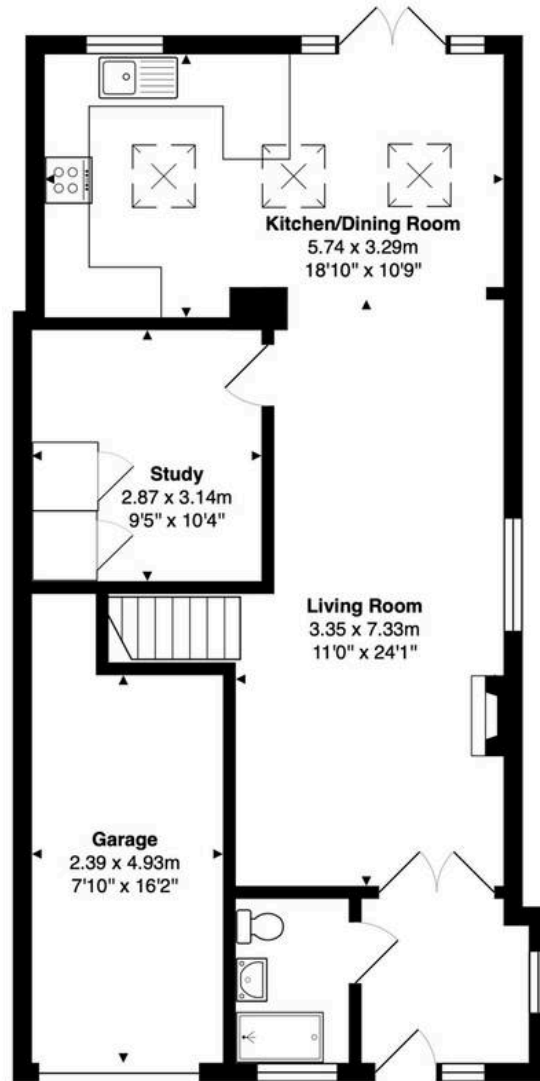
Council Tax band: D

Tenure: Freehold

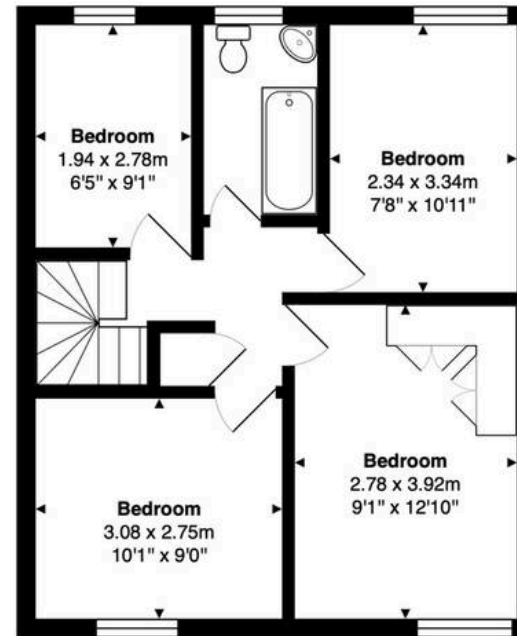
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Ground Floor
Area: 74.4 m² ... 801 ft²



First Floor
Area: 44.7 m² ... 481 ft²

Total Area: 119.1 m² ... 1282 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

Dual aspect double glazed windows, radiator, tiled flooring, doors to:

Downstairs Shower Room

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

Living Room

11' 0" x 24' 1" (3.35m x 7.33m)

With double glazed window to side aspect, stairs rising to first floor landing, fireplace with multi fuel stove, radiator, wood effect flooring, door to the study and open plan to:

Kitchen/Dining Room

18' 10" x 10' 10" (5.74m x 3.29m)

With double glazed windows to rear aspect, double glazed double doors opening onto the rear garden and three skylight windows. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, integrated dishwasher, wood effect flooring.

Study

9' 5" x 10' 4" (2.87m x 3.14m)

With radiator, built in storage cupboards and fitted desk with display units, wood effect flooring, feature fish tank.

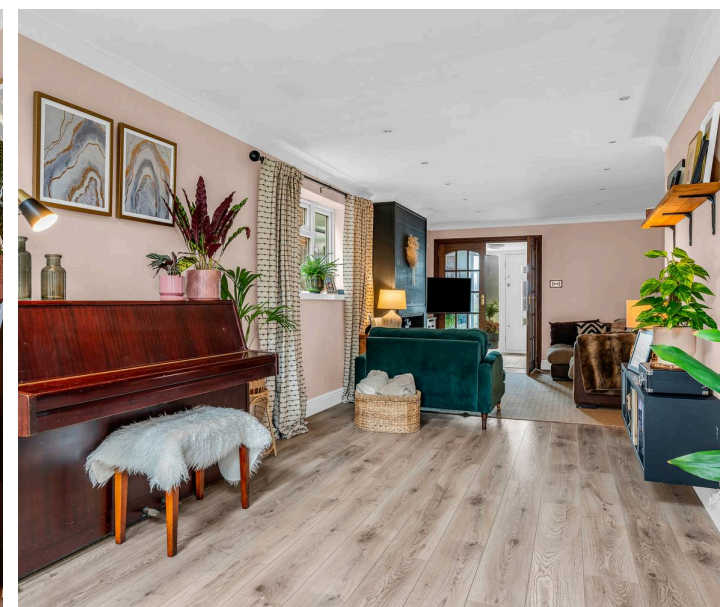
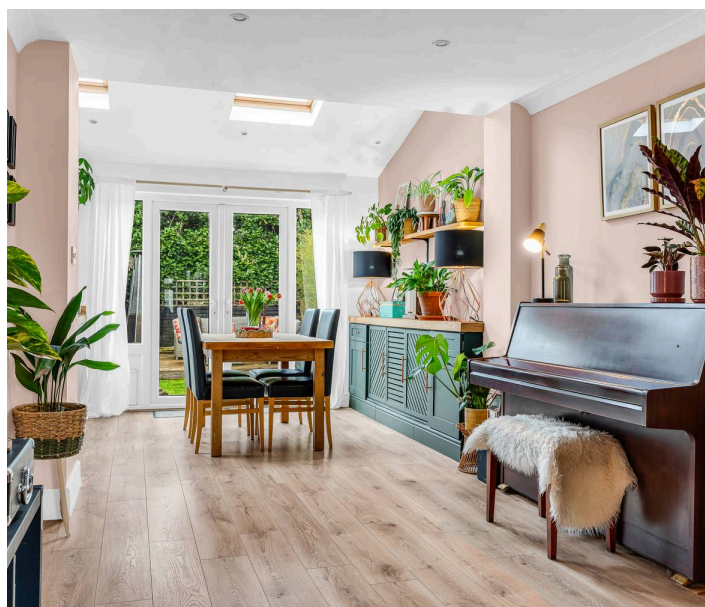
First Floor Landing

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

Bedroom One

9' 1" x 12' 10" (2.78m x 3.92m)

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



Bedroom Two

10' 1" x 9' 0" (3.08m x 2.75m)

With double glazed window to front aspect, radiator.

Bedroom Three

7' 8" x 10' 11" (2.34m x 3.34m)

With double glazed window to rear aspect, radiator.

Bedroom Four

6' 4" x 9' 1" (1.94m x 2.78m)

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, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.





FRONT GARDEN

Attractively planted front garden with gated access to the rear garden.

REAR GARDEN

The rear garden is of a good size laid to lawn with raised bed borders and decked seating area with large wooden pergola currently housing a hot tub.

DRIVEWAY

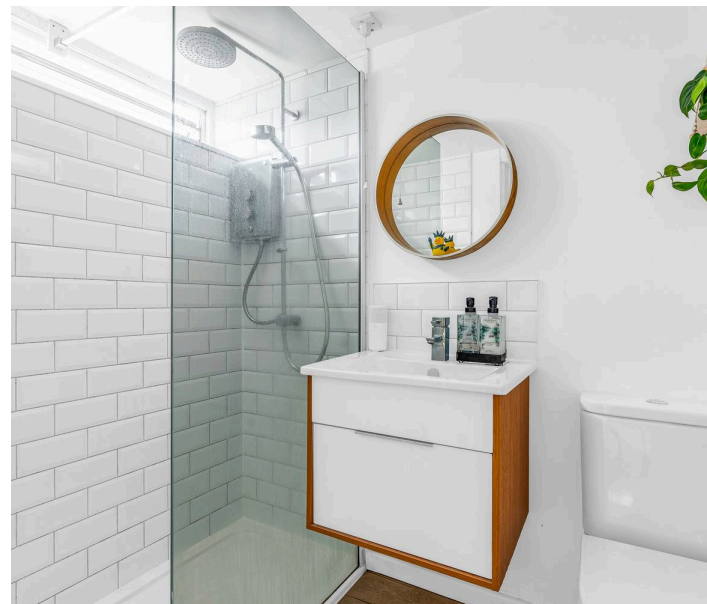
2 Parking Spaces

Block paved driveway providing off street parking and access to the garage.

GARAGE

Single Garage

Integral garage measuring 2.39 x 4.93 (7'10 x 16'2) with up and over door to front aspect.







Elliot Heath Estate Agents

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