Elliot Heath
ESTATE AGENTS

10 The Close, Ware

Offers Over **£600,000**

10 The Close

Ware, Ware

Modern four-bedroom home in a quiet cul-de-sac in the heart of Ware, offering stylish living, attractively landscaped rear garden, ample gated parking and easy access to London's Liverpool Street.
Council Tax band: A

Tenure: Freehold

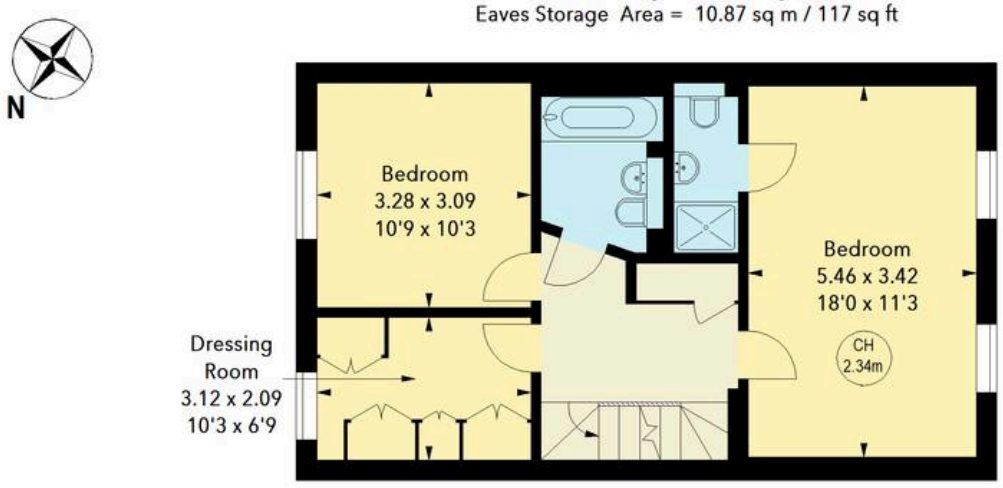
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

The Close, SG12

Approximate Area = 147.25 sq m / 1585 sq ft
(Including Eaves Storage)
Eaves Storage Area = 10.87 sq m / 117 sq ft

Key :
CH - Ceiling Height

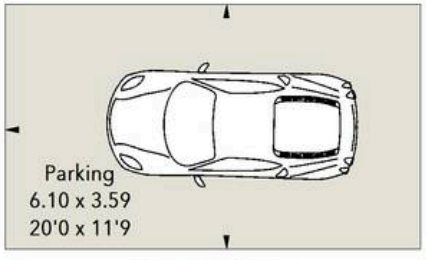


First Floor

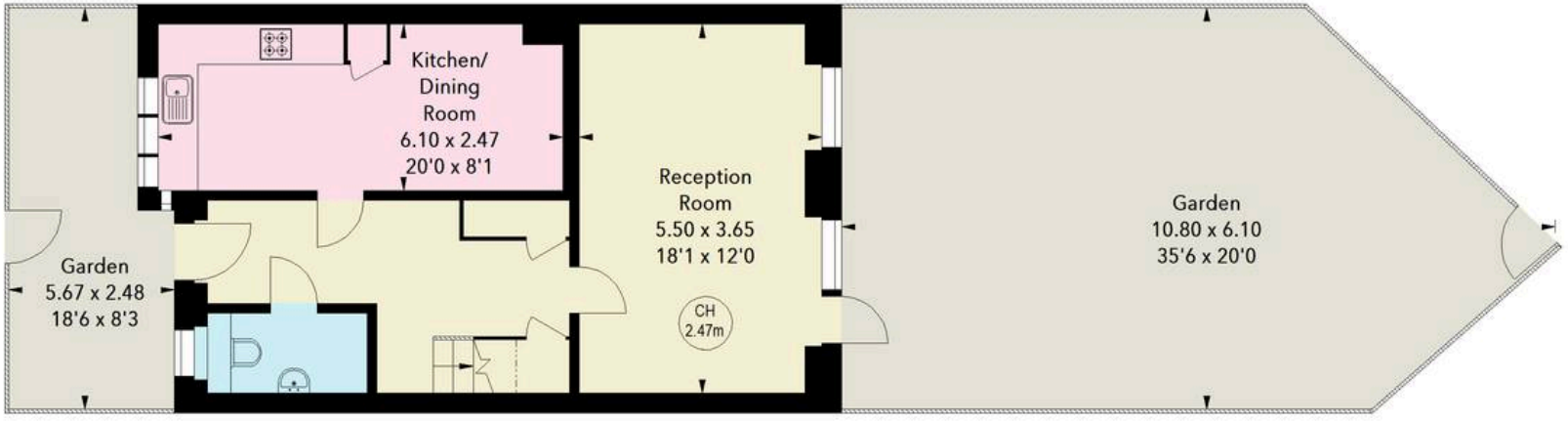
Approx. 53.51 sq m / 576 sq ft

Second Floor

Approx. 40.88 sq m / 440 sq ft



Ground Floor



Ground Floor

Approx. 52.86 sq m / 569 sq ft

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

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Entrance Hall
With contemporary vertical radiator, under stair storage cupboard, engineered wood flooring, stairs rising to first floor landing. Doors to:

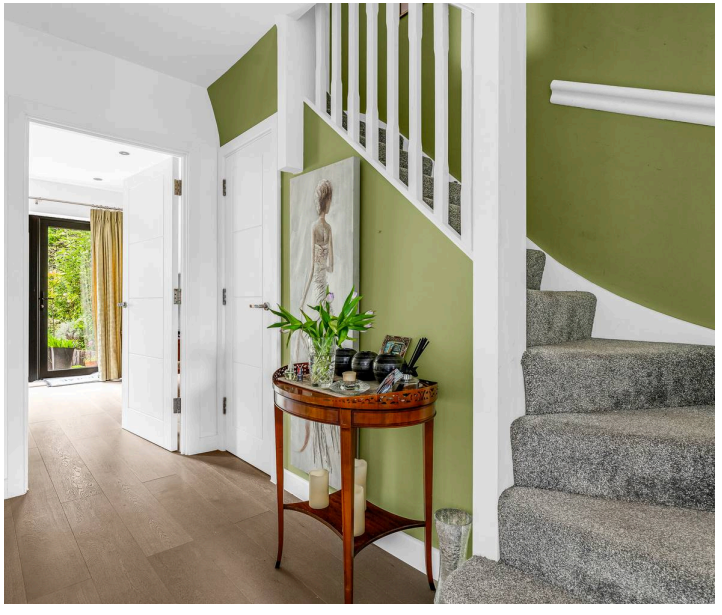
Downstairs WC
With double glazed window to front aspect with obscure glass. Fitted with a suite comprising low level wc, wall mounted wash hand basin, heated towel rail, tiled splash back areas, tiled flooring.

Kitchen/Dining Room
20' 0" x 8' 1" (6.10m x 2.46m)
With double glazed bay window to front aspect. Fitted with a range of wall and base storage units with quartz work surfaces over incorporating an under mounted sink and drainer unit, integrated 'Smeg' oven and gas hob with extractor hood over, integrated 'Smeg' fridge-freezer, dishwasher and washing machine and integrated 'Bosch' microwave. Cupboard housing boiler, engineered wood flooring, recessed lighting, contemporary vertical radiator.

Reception Room
18' 1" x 12' 0" (5.51m x 3.66m)
With double glazed door and two full-height windows to rear aspect onto the garden, contemporary vertical radiator, engineered wood flooring, recessed lighting.

First Floor Landing
With large storage cupboard, stairs rising to bedroom two and doors to:

Bedroom One
18' 0" x 11' 8" (5.49m x 3.56m)
With two double glazed windows to rear aspect, contemporary vertical radiator, recessed lighting, door to:



En Suite Shower Room
Fitted with a suite comprising shower cubicle with wall mounted thermostatically controlled shower, concealed cistern wc, wall mounted wash hand basin, tiled flooring with under-floor heating, tiled splash back areas, extractor, recessed lighting.

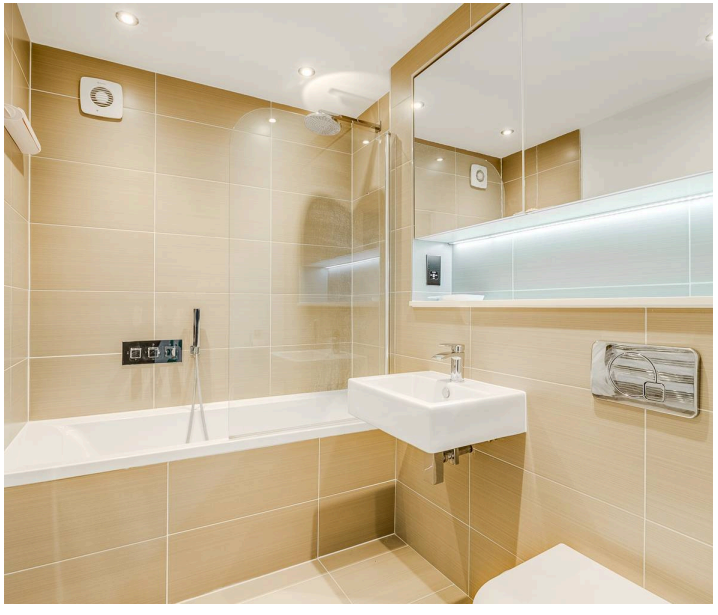
Bedroom Three
10' 9" x 10' 3" (3.28m x 3.12m)
With double glazed window to front aspect, contemporary vertical radiator, recessed lighting.

Dressing Room/Bedroom Four
10' 3" x 6' 9" (3.12m x 2.06m)
With double glazed window to front aspect, contemporary vertical radiator, recessed lighting, fitted wardrobe cupboards.

Bathroom
Fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment and shower screen, concealed cistern wc, wall mounted wash hand basin, tiled flooring with under-floor heating, tiled splash back areas, extractor fan, heated towel rail.

Second Floor
With door to:

Bedroom Two
20' 0" x 18' 0" (6.10m x 5.49m)
With double glazed window to rear aspect, contemporary vertical radiator, two large eaves storage areas.



REAR GARDEN

Attractively landscaped low maintenance garden laid to patio and gravel seating areas. raised beds with fenced perimeter and gated rear access to parking.

SECURE GATED

3 Parking Spaces

With gated access to ample secure parking.

Elliot Heath Estate Agents

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