



Elliot Heath
ESTATE AGENTS

3 Pearman Drive, Dane End
Guide Price **£1,150,000**

3 Pearman Drive

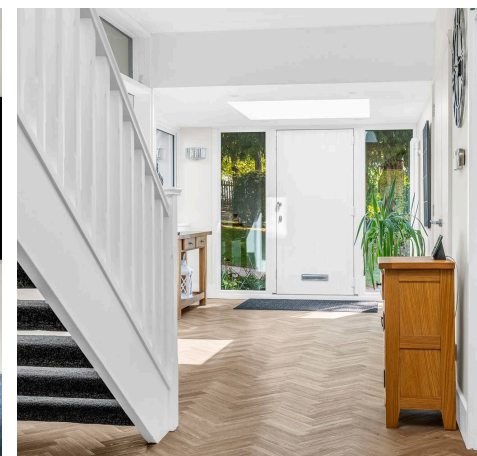
Dane End, Ware

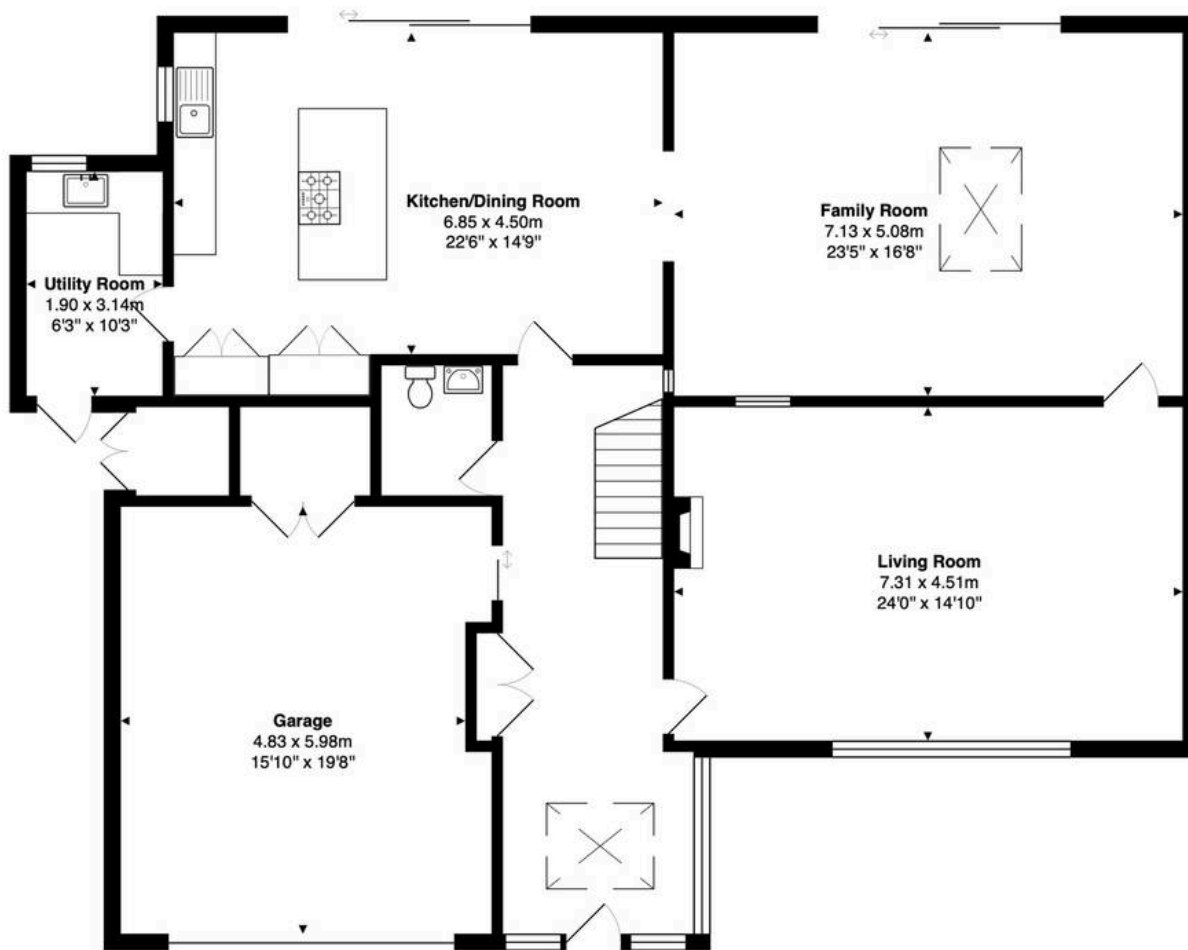
Elliot Heath present this spacious 4-bedroom home in a quiet Dane End cul-de-sac. Features include bright living areas, vaulted ceilings, integrated kitchen, garage, driveway, and landscaped grounds. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





Ground Floor
Area: 171.6 m² ... 1848 ft²



First Floor
Area: 72.7 m² ... 783 ft²

Total Area: 244.4 m² ... 2631 ft² (excluding balcony)

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

Double glazed windows to front and side aspect and a skylight window, stairs rising to first floor landing, radiator, herringbone wood flooring, built in storage cupboard, doors to:

Downstairs WC

Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, radiator.

Living Room

24' 0" x 14' 10" (7.31m x 4.51m)

Double height room with full height double glazed window to front aspect, fireplace housing a wood burning stove, two vertical radiators, door to:

Family Room

23' 5" x 16' 8" (7.13m x 5.08m)

With vaulted ceiling and full height sliding doors to the rear garden together with a skylight window, wood flooring, two vertical radiators, wood burning stove, stairs to:

Kitchen/Dining Room

22' 6" x 14' 9" (6.85m x 4.50m)

With double glazed full height sliding doors to the rear garden and double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, island unit, built in storage cupboards, two vertical radiators, herringbone wood flooring, door to:

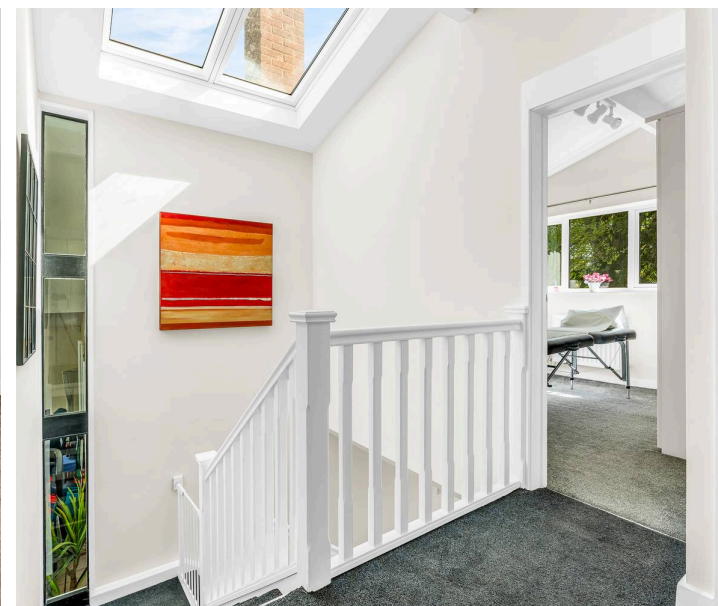
Utility

6' 3" x 10' 4" (1.90m x 3.14m)

With door giving access to outside. Fitted with a range of base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, herringbone wood flooring, radiator.

First Floor Landing

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



Bedroom One

14' 7" x 8' 11" (4.45m x 2.72m)

With double glazed sliding doors to the balcony overlooking the garden, radiator, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, chrome tiled flooring, heated towel rail.

Bedroom Two

14' 7" x 10' 11" (4.45m x 3.32m)

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

Bedroom Three

10' 2" x 15' 0" (3.09m x 4.56m)

With double glazed window to rear aspect, radiator.

Bedroom Four

10' 0" x 9' 11" (3.06m x 3.02m)

With double glazed window to front aspect, radiator.

Bathroom

With double glazed window to side aspect. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, low flush wc, tiled splash back areas, tiled flooring, radiator.





FRONT GARDEN

Attractively planted front garden providing a good degree of privacy and access to the rear garden.

REAR GARDEN

The mature landscaped rear garden is of a good size and predominantly laid to lawn with heavily stocked borders and patio seating areas. Timber garden shed.

DRIVEWAY

3 Parking Spaces

Large block paved driveway providing ample off street parking.

DOUBLE GARAGE

2 Parking Spaces

Integrated double garage measuring approximately 4.83 x 5.98 (15'10 x 19'8), up and over door to front aspect, personnel door to the entrance hall and windows to side aspect, built in storage, power and light connected.







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