



Elliot Heath
ESTATE AGENTS

36 Dovedale, Ware
Guide Price £660,000

36 Dovedale

Ware

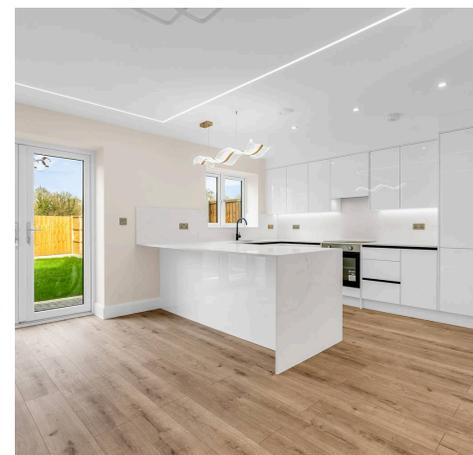
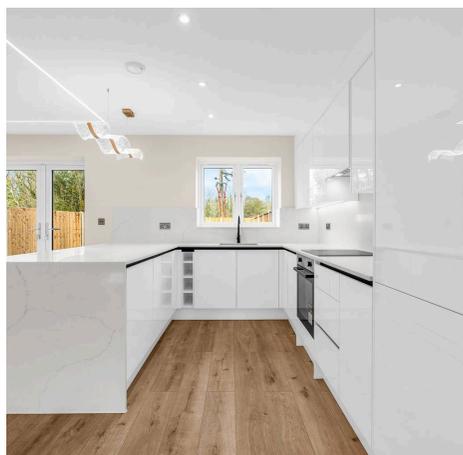
Last remaining home in a gated, eco-friendly development of just 3, 4 bed homes, open-plan living, gardens, parking, solar panels, EV charging, and 10-year warranty. Close to Ware station & amenities.

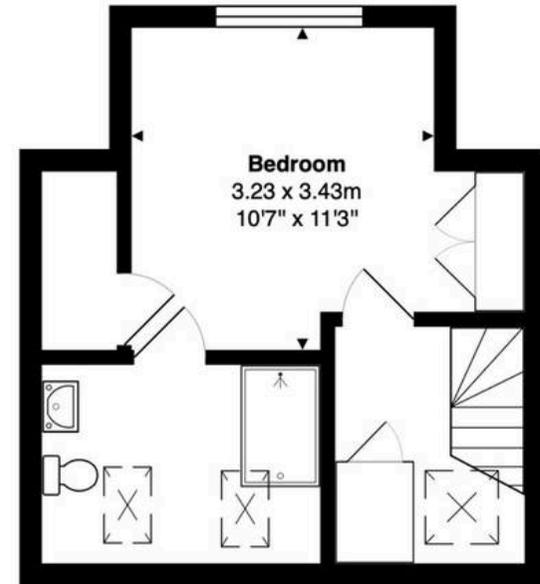
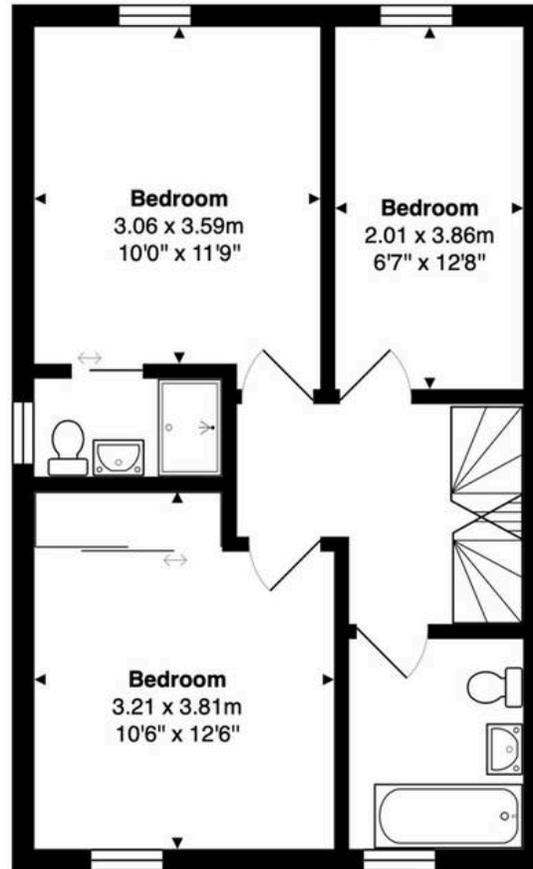
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A





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

With wood flooring, stairs rising to first floor landing, understairs storage cupboard, doors to:

Downstairs wc

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

Living/Dining/Kitchen

17' 4" x 29' 10" (5.28m x 9.09m)

Living Room

With double glazed window to front aspect, wood flooring, open to:

Dining Room

With double glazed double doors opening onto the rear garden, wood flooring, open to:

Kitchen

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, wood flooring.

First Floor Landing

With stairs rising to second floor landing, doors to:

Bedroom Two

10' 0" x 11' 9" (3.06m x 3.59m)

With double glazed window to rear aspect, door to:

En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising large walk in shower, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled.

Bedroom Three

10' 6" x 12' 6" (3.21m x 3.81m)

With double glazed window to front aspect, fitted wardrobe cupboard.



Bedroom Four

6' 7" x 12' 8" (2.01m x 3.86m)

With double glazed window to rear aspect.

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled.

Second Floor Landing

With Velux window to front aspect, built in storage cupboard, door to:

Bedroom One

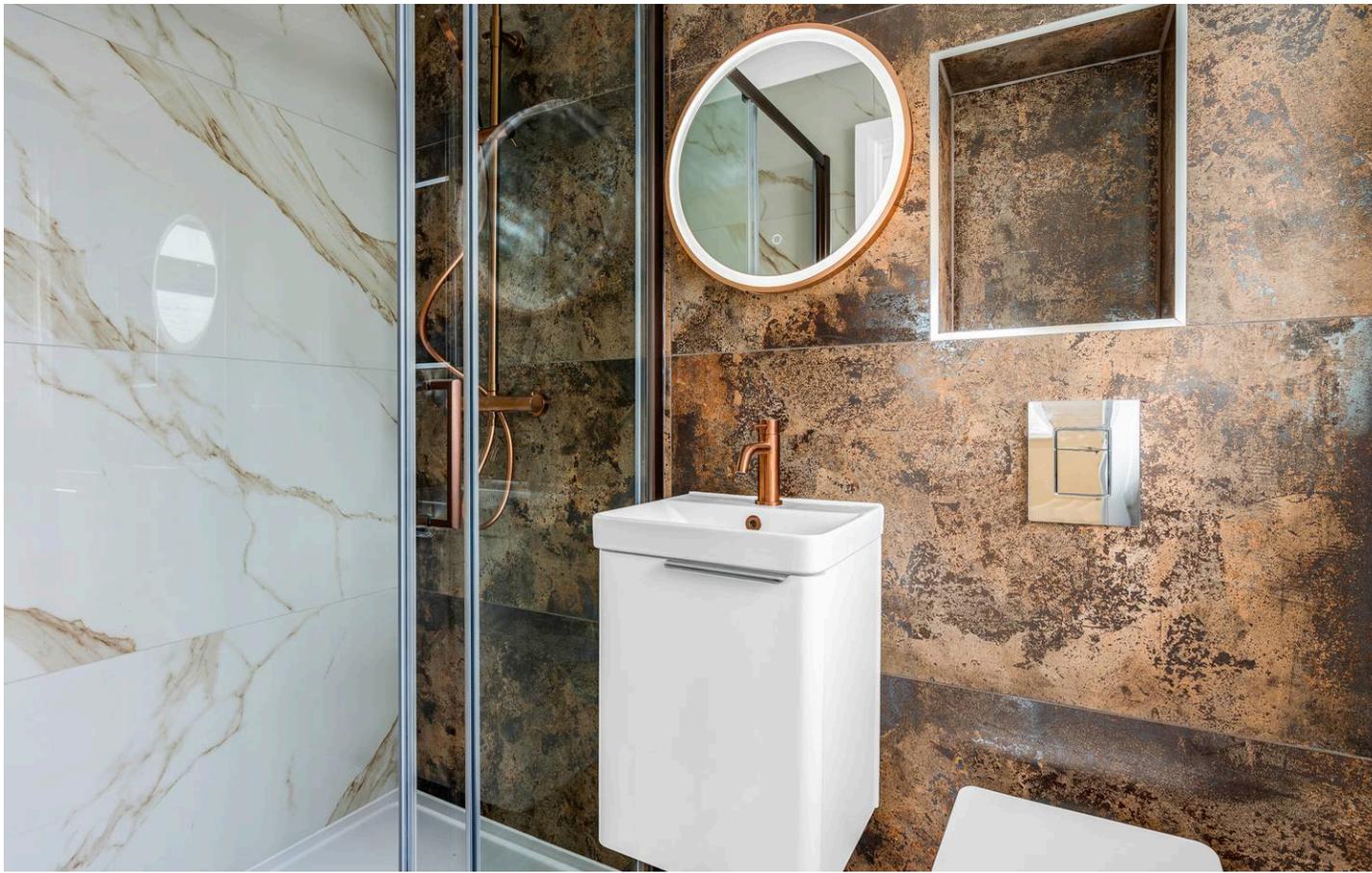
10' 7" x 11' 3" (3.23m x 3.43m)

With double glazed window to rear aspect, built in wardrobe cupboard, built in storage cupboard, door to:

En Suite Shower Room

With two Velux windows to front aspect. Fitted with a suite comprising large walk in shower, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled.





FRONT GARDEN

Generous frontage laid to lawn with gated access to the rear garden.

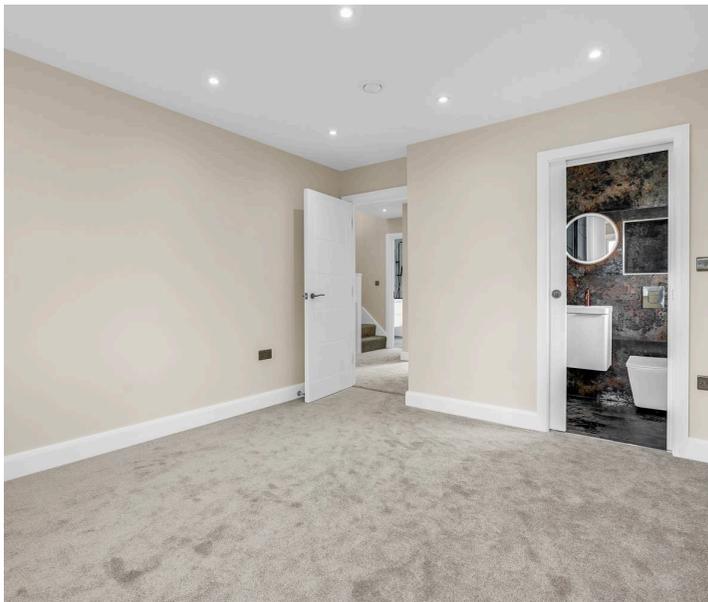
REAR GARDEN

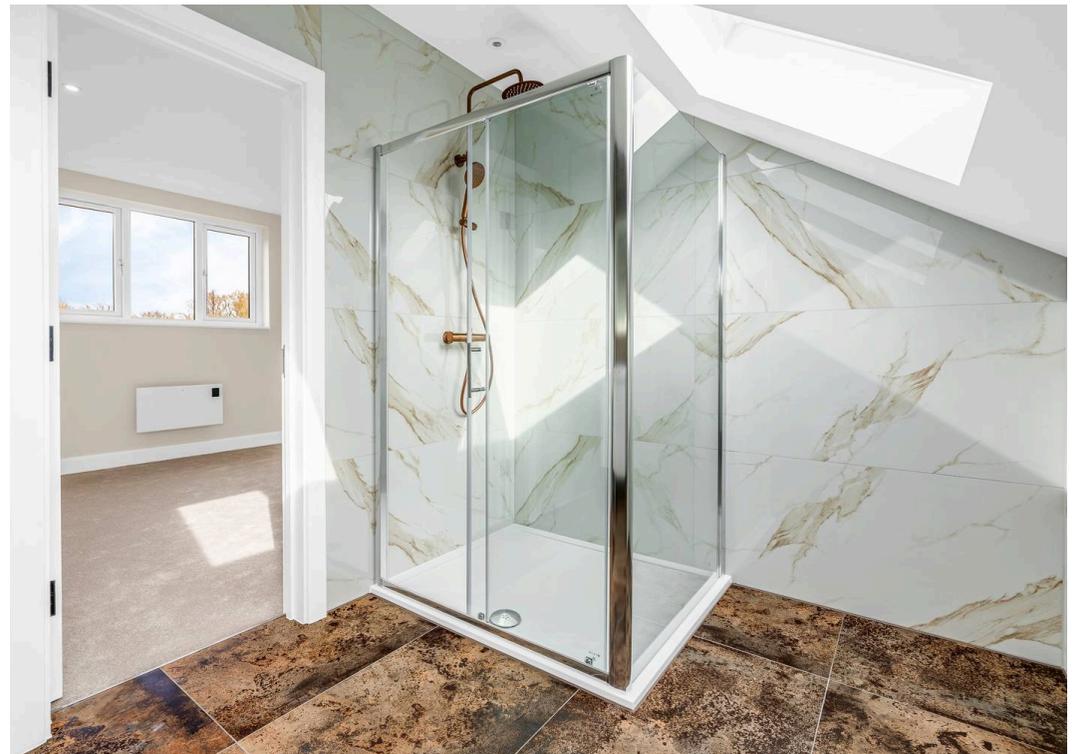
The rear garden features a paved seating area with the remainder laid to lawn.

ALLOCATED PARKING

2 Parking Spaces

Allocated parking spaces for two vehicles located to the front of the property.







Elliot Heath Estate Agents

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