Elliot Heath
ESTATE AGENTS

4 Eleanors Close, Thundridge

Offers Over **£850,000**

4 Eleanors Close

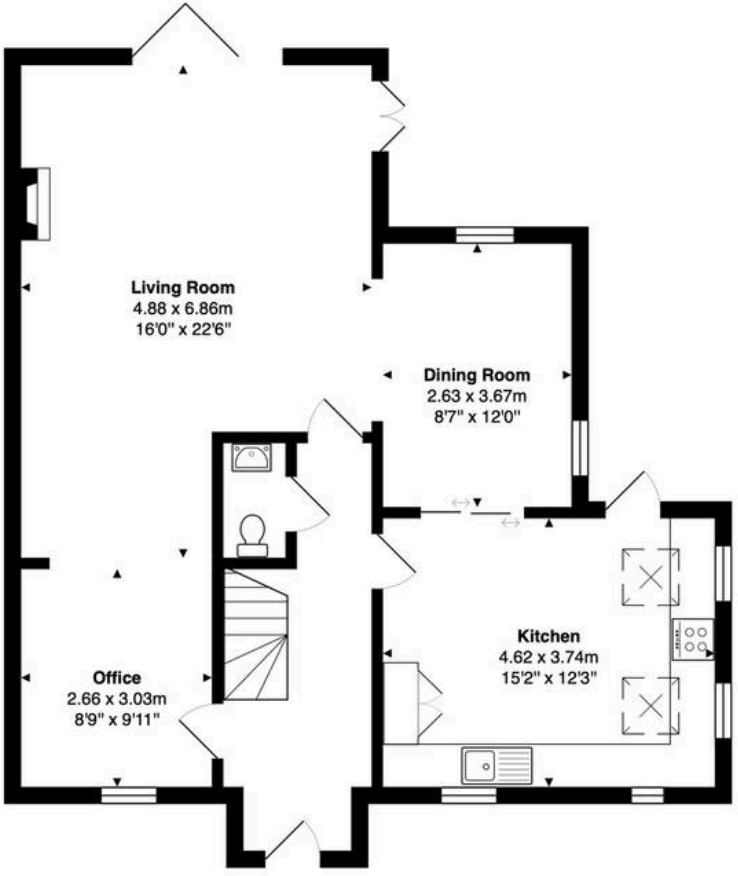
Thundridge, Ware

Beautifully presented 4-bed detached home, thoughtfully extended to offer flexible open-plan living, a generous corner plot, detached garage, garden & stunning countryside views. Village close to Ware
Council Tax band: F

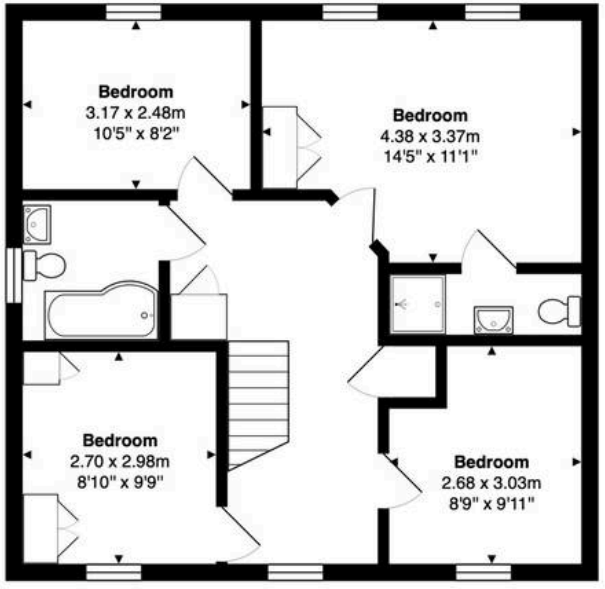
Tenure: Freehold

EPC Energy Efficiency Rating: C

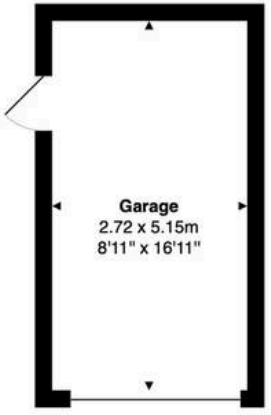
EPC Environmental Impact Rating: C



Ground Floor
Area: 79.0 m² ... 851 ft²



First Floor
Area: 58.9 m² ... 634 ft²



Outbuilding
Area: 14.0 m² ... 151 ft²

Total Area: 152.0 m² ... 1636 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

A decorative stained-glass front door opens into a bright and welcoming reception hall. Natural light filters in from the front-facing window on the galleried landing, illuminating the elegant turned staircase. Extending through the centre of the home, the hallway creates an impressive sightline towards the generously proportioned living room and provides access to the kitchen, office/study and conveniently positioned guest cloakroom. The thoughtfully designed layout allows each room to be accessed independently while maintaining an easy flow throughout - ideal for everyday family living and entertaining.

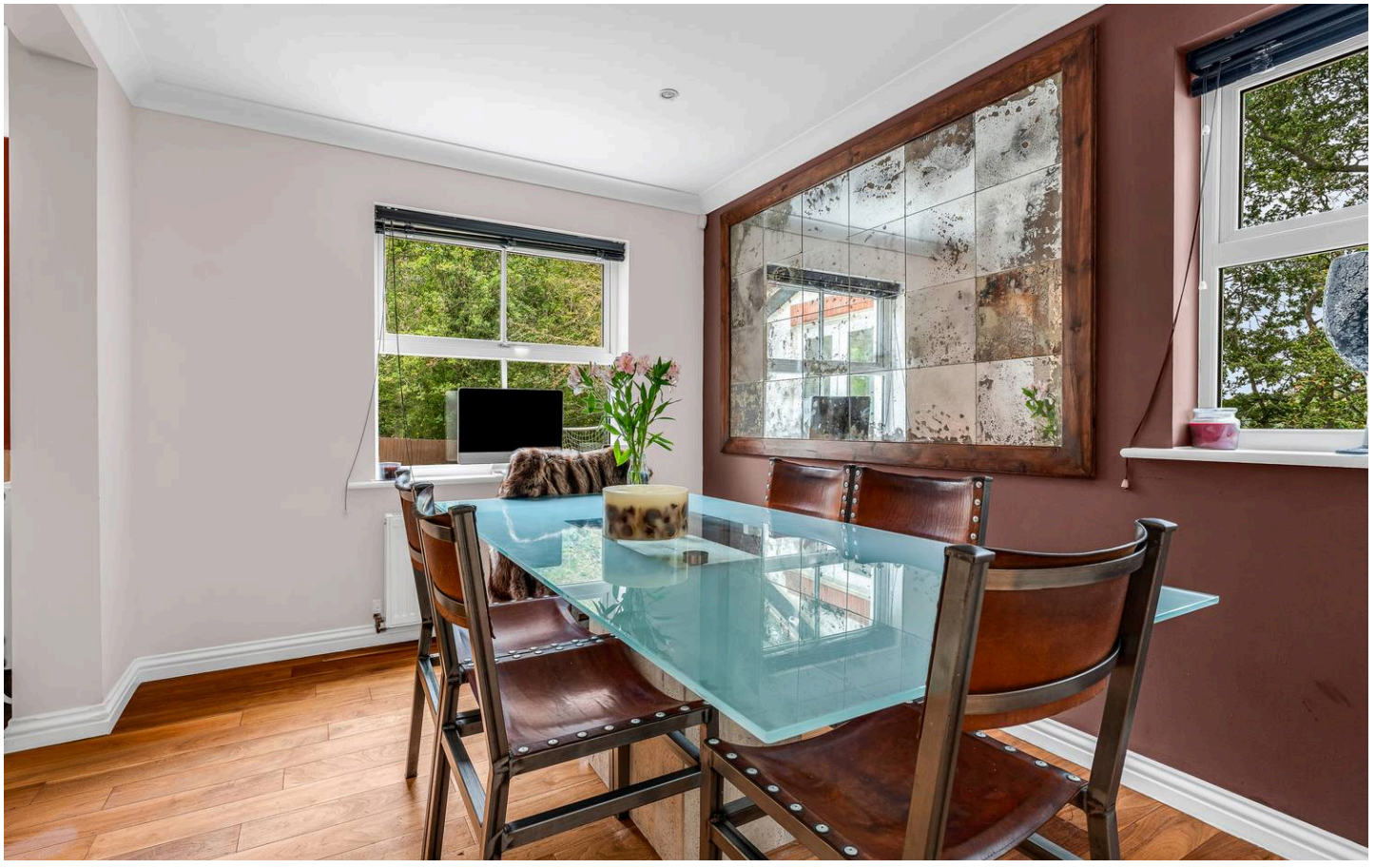
Downstairs WC

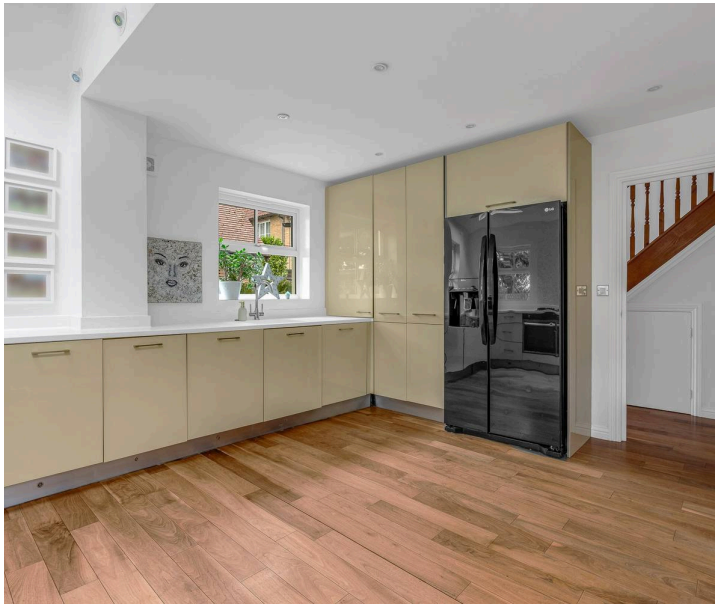
Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, radiator.

Kitchen

15' 2" x 12' 3" (4.62m x 3.74m)

The spacious kitchen occupies the front of the property and enjoys an abundance of natural light from four windows across two aspects, complemented by two Velux roof lights. This inviting room also benefits from attractive views over the rear garden, adjoining woodland and open countryside beyond. A comprehensive range of wall and base units provides excellent storage and generous worktop space, while integrated appliances include two full-size ovens. There is also a designated area for a freestanding American-style fridge/freezer. Despite the extensive cabinetry, ample central floor space remains for the addition of an island with breakfast seating or a separate table for informal dining.

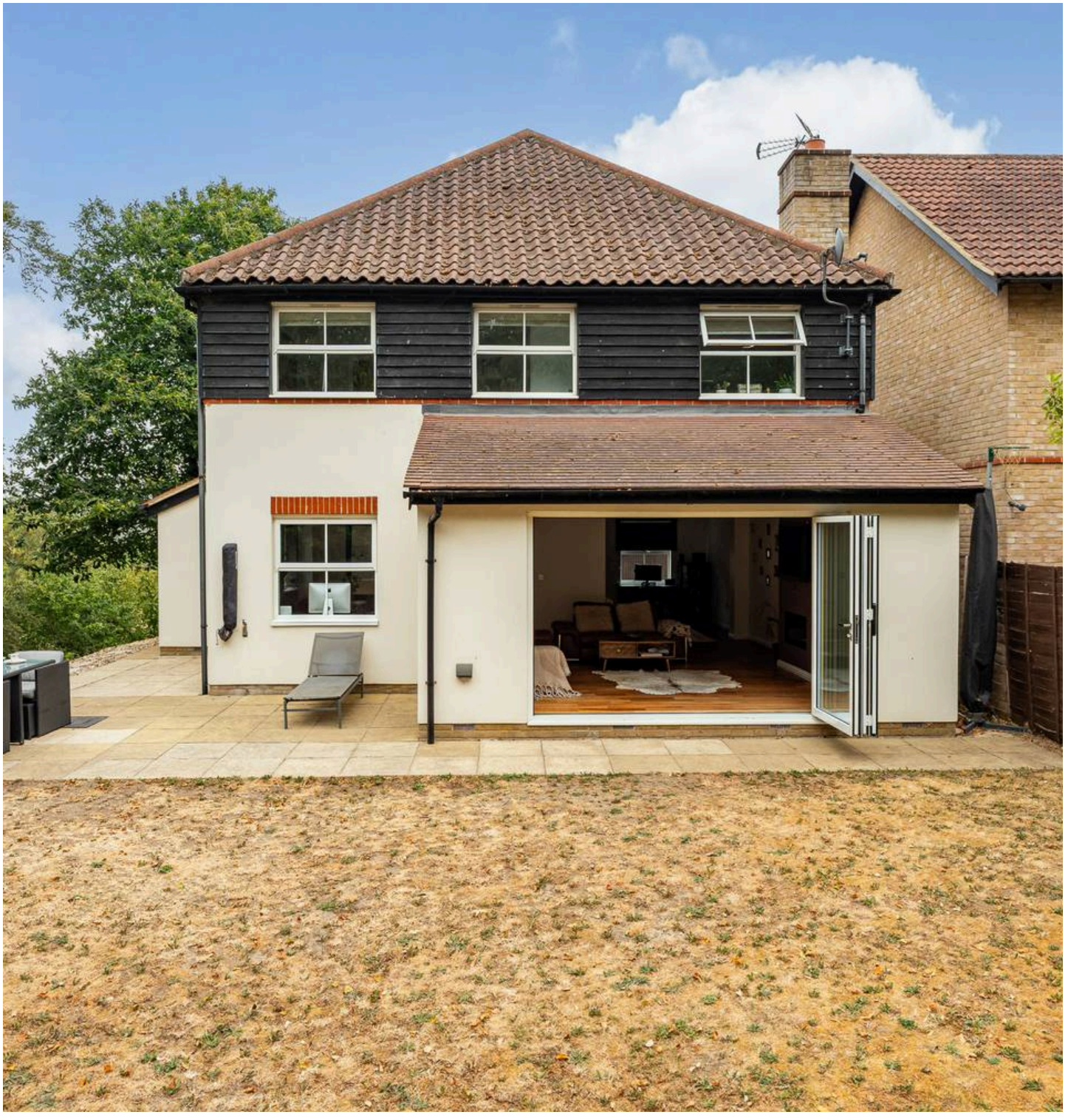




Dining Room
8' 8" x 12' 0" (2.63m x 3.67m)
Stylish pocket doors connect the kitchen with the adjoining dining room, which in turn flows naturally into the living room and office/study. This carefully considered arrangement allows the individual spaces to be separated when required while retaining an open and sociable feel. Dual-aspect windows ensure the dining room is filled with natural light, while its generous proportions comfortably accommodate a substantial dining suite. Conveniently positioned between the kitchen and living room, it is equally well suited to relaxed family meals and more formal entertaining.

Living Room
16' 0" x 22' 6" (4.88m x 6.86m)
Extending to almost 23 feet in length and offering an above-average width, the living room is both spacious and well proportioned. Three-panel bi-fold doors open onto the rear garden, while fully glazed French doors provide additional garden access from the side. Together, these features create a bright, airy setting with a strong connection to the outside space. There is ample room for several sofas, armchairs and occasional furniture, while a contemporary flame-effect fire set within a feature chimney breast provides an attractive focal point and a cosy ambience during the colder months.

Office
8' 9" x 9' 11" (2.66m x 3.03m)
Positioned at the front of the living room, the office/study is illuminated by a large window and feels clearly defined while remaining seamlessly connected to the surrounding accommodation. Generously sized for home working, this adaptable room could also be used as an alternative dining area, playroom or additional sitting space. Its versatility reflects the wider appeal of the property, with a flexible layout capable of accommodating changing family needs over time.



First Floor Landing
With double glazed window to front aspect, radiator, two built in storage cupboards, loft access, doors to:

Bedroom One
14' 4" x 11' 1" (4.38m x 3.37m)
With two double glazed windows to rear aspect, radiator, fitted wardrobe cupboards, door to:

En Suite Shower Room
Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two
8' 10" x 9' 11" (2.68m x 3.03m)
With double glazed window to front aspect, radiator, wood effect flooring.

Bedroom Three
8' 10" x 9' 9" (2.70m x 2.98m)
With double glazed window to front aspect, radiator, fitted wardrobe cupboards, wood effect flooring.

Bedroom Four
10' 5" x 8' 2" (3.17m x 2.48m)
With double glazed window to rear aspect, radiator, wood effect flooring.

Bathroom
With double glazed window to side aspect with obscure glass, Fitted with a suite comprising p-shaped panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splashback areas, tilled flooring, heated towel rail.

FRONT GARDEN

Attractive low maintenance front garden and gated access to the rear garden.

REAR GARDEN

The rear garden benefits from a corner plot that flows around two sides of the house with a paved seating area, there is also a generous lawn and a charming wooded area that slopes away to a delightful picnic spot below. The garden has a wonderful open aspect all around, surrounded by nature with some glorious elevated views out across the surrounding countryside

DRIVEWAY

2 Parking Spaces

Generous block paved driveway providing off street parking for several vehicles and access to the detached garage.

GARAGE

Single Garage

Detached garage measuring approximately 2.72 x 5.15 (8'11 x 16'11) with up and over door to front aspect and personnel door to the side.

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