



Elliot Heath
ESTATE AGENTS

5 Presdales Drive, Ware
Guide Price £1,350,000

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Ware, Ware

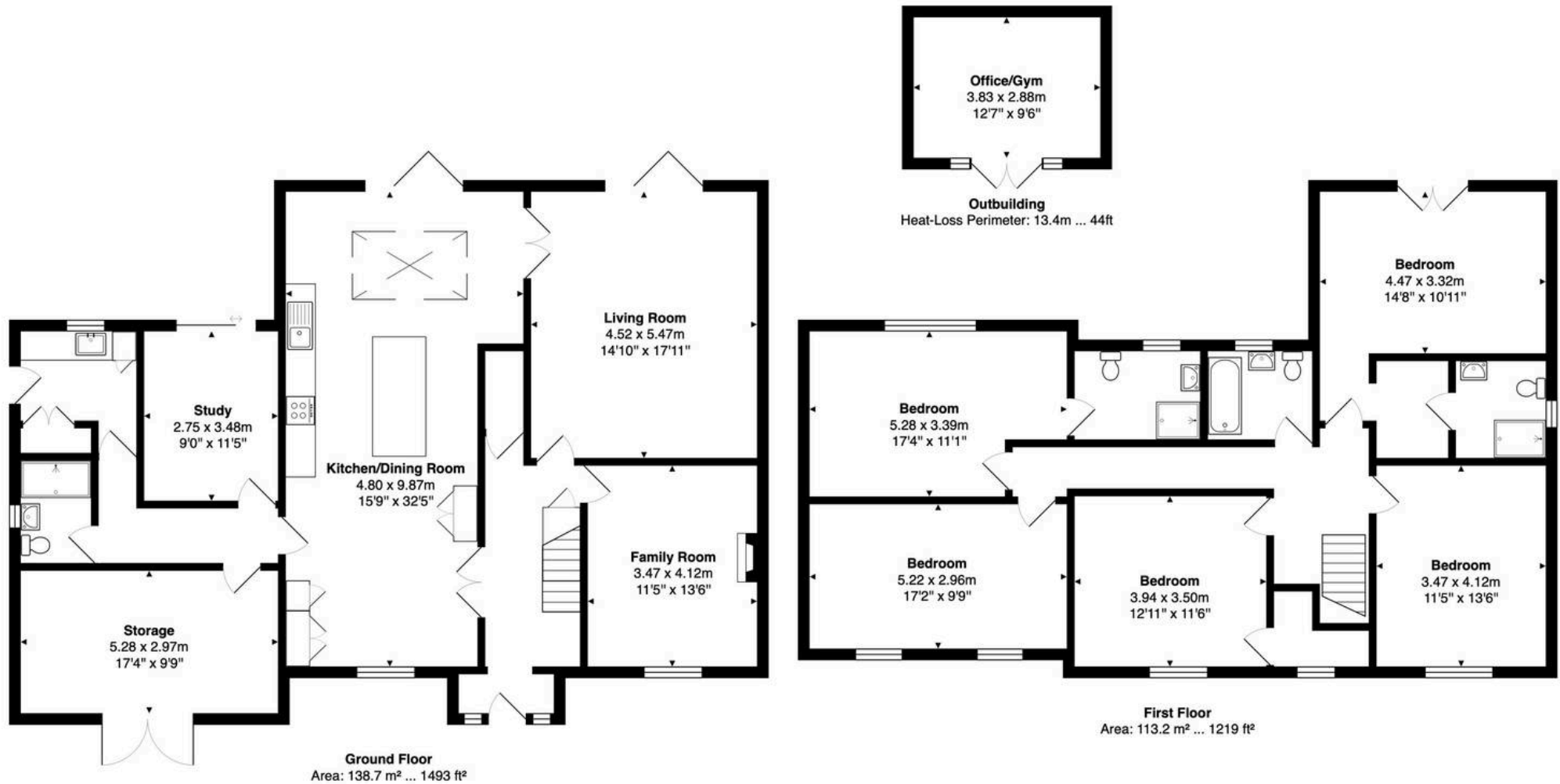
Stunning upgraded 5-bed detached on sought-after Southside. Family room, living & kitchen/dining room with bi fold doors, study, utility, 4 baths, parking, garden with office/gym. Close to amenities. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Total Area: 263.0 m² ... 2831 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 Lobby

With double glazed windows to front aspect, entrance mat, open to:

Entrance Hall

With stairs rising to first floor landing, two built in storage cupboards, radiator, wood flooring, doors to:

Family Room

11' 5" x 13' 6" (3.47m x 4.12m)

With double glazed window to front aspect, feature fireplace, radiator, wood flooring.

Living Room

14' 10" x 17' 11" (4.52m x 5.47m)

With double glazed bi fold doors opening onto the rear garden, radiator, wood flooring, double doors to:

Kitchen/Dining Room

15' 9" x 32' 5" (4.80m x 9.87m)

With double glazed window to front aspect, skylight window and bi fold doors opening onto the rear garden. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a Butler sink and drainer unit, fully integrated, breakfast bar, two radiators, wood flooring, door to:

Inner Lobby

With wood flooring, radiator, doors to:

Study

9' 0" x 11' 5" (2.75m x 3.48m)

With double glazed sliding door to the rear garden, radiator.

Utility

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

Shower Room

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



First Floor Landing

With radiator, loft access and doors to:

Bedroom One

14' 8" x 10' 11" (4.47m x 3.32m)

With double glazed double doors opening onto the Juliet balcony with views of the garden, radiator, open to:

Dressing Area

Fitted with hanging rails and shelving, 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, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two

17' 4" x 11' 1" (5.28m x 3.39m)

With double glazed window to rear aspect, radiator, door to:

En Suite Shower Room

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

Bedroom Three

17' 2" x 9' 9" (5.22m x 2.96m)

With two double glazed windows to front aspect, radiator.

Bedroom Four

11' 5" x 13' 6" (3.47m x 4.12m)

With double glazed window to front aspect, radiator.

Bedroom Five

With double glazed window to front aspect, radiator, large storage cupboard with double glazed window to front aspect.

Bathroom

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





Detached Office/Gym

12' 7" x 9' 5" (3.83m x 2.88m)

Located in the rear garden with double glazed double doors and windows to front aspect, power and light connected.

External Storage

17' 4" x 9' 9" (5.28m x 2.97m)

With double doors to front aspect, door to inner lobby, light and power connected.

Front Garden

The front garden is mainly laid to lawn with attractively planted borders. Gated access to the rear garden.

Rear Garden

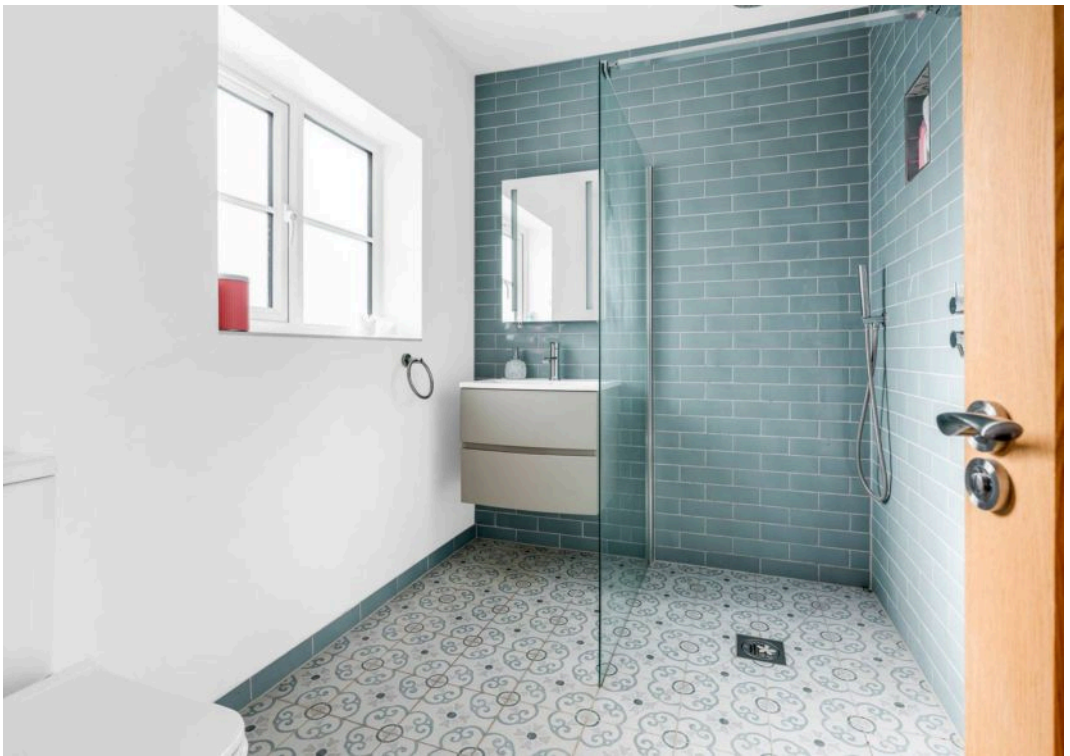
The large rear garden is mainly laid to lawn with generous patio and decked seating areas, hedge and tree borders and access to the detached office/gym located to the rear of the garden.

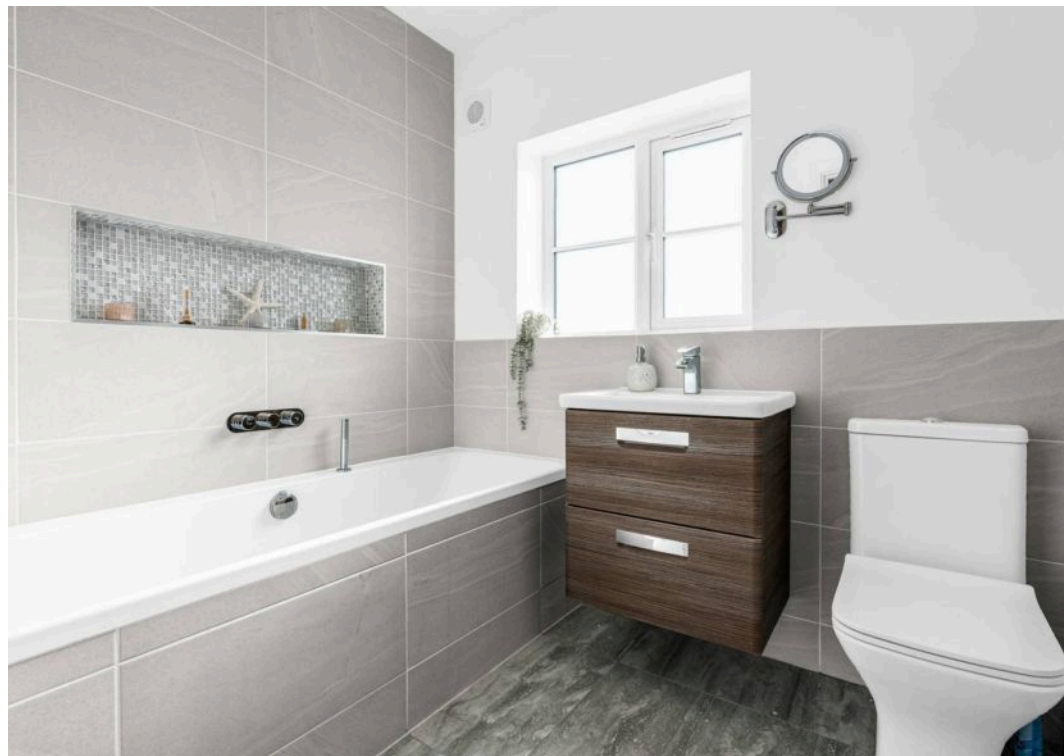
Driveway

3 Parking Spaces

Ample gravel driveway providing off street parking for several vehicles









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