



Elliot Heath
ESTATE AGENTS

2 Windmill Field, WARE

Guide Price **£1,110,000**

2 Windmill Field

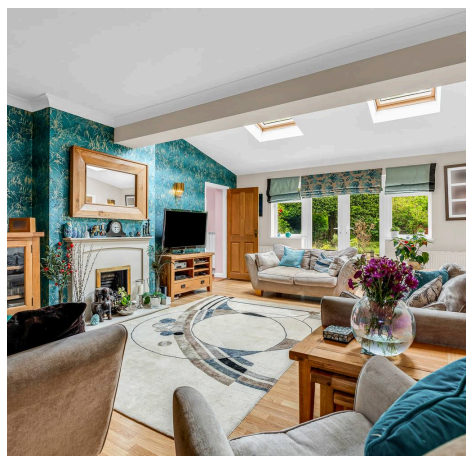
WARE, Ware

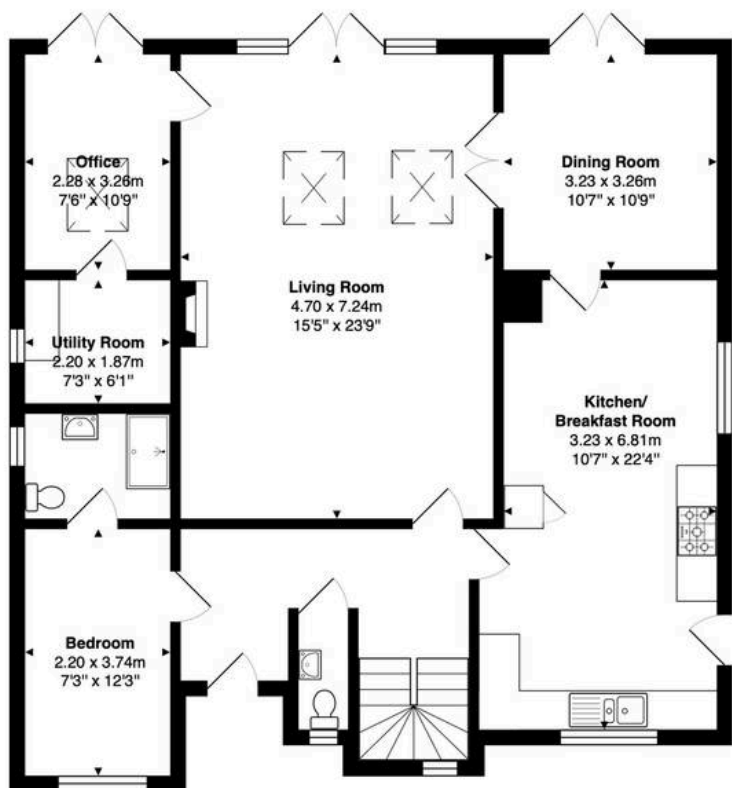
Rare 6-bed detached family home in a quiet cul-de-sac on Ware's sought-after south side. Spacious three-storey living, south-facing garden, ample parking, close to schools, High Street and station. Council Tax band: F

Tenure: Freehold

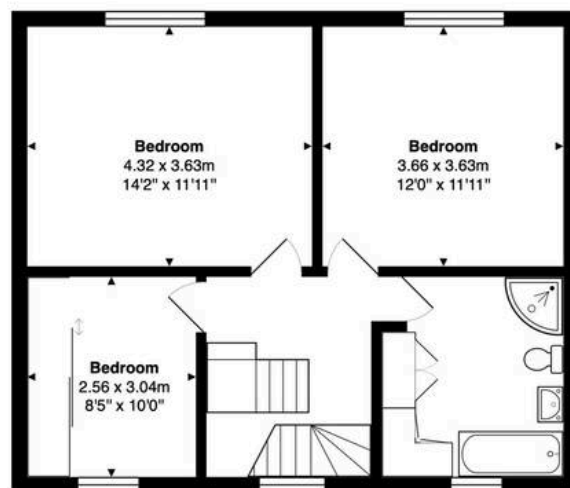
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

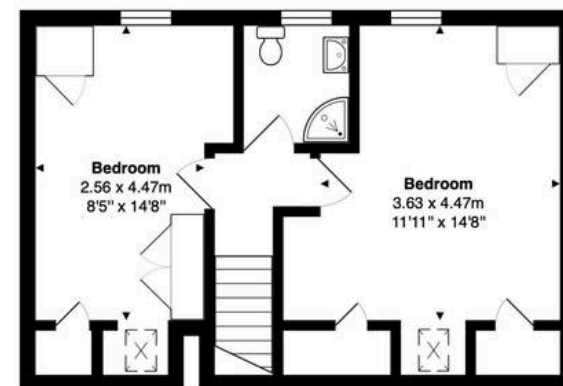




Ground Floor
Area: 108.3 m² ... 1166 ft²



First Floor
Area: 55.6 m² ... 598 ft²



Second Floor
Area: 41.6 m² ... 447 ft²

Total Area: 205.5 m² ... 2212 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

With original parquet wood flooring, radiator, turning staircase to first floor, under stairs storage, solid Oak interior doors to:

Downstairs WC

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising low flush wc, wash hand basin, tiled splash back areas, radiator, tiled flooring.

Kitchen/Breakfast Room

10' 7" x 22' 4" (3.23m x 6.81m)

Dual aspect with double glazed windows to front and side aspect and double glazed door giving access to outside. Fitted with a range of solid Oak wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, integrated dishwasher, built in double oven with extractor over, tiled splash back areas, larder cupboard, radiator, tiled flooring, door to:

Dining Room

10' 7" x 10' 8" (3.23m x 3.26m)

With double glazed patio doors to the rear garden, wood effect flooring, radiator, Oak double doors to:

Living Room

15' 5" x 23' 9" (4.70m x 7.24m)

With double glazed windows and patio doors leading out on to the Southerly aspect rear garden, two skylight windows, wood effect flooring, feature fireplace, two radiators, door to:

Study

7' 6" x 10' 8" (2.28m x 3.26m)

With double glazed doors to the rear garden and skylight window, wood effect flooring, door to:

Utility

With double glazed window to side aspect. Fitted wall storage units, appliance space, cupboard housing hot water cylinder/immersion heater, tiled flooring. Access to boarded loft storage space with light via pull down loft ladder.



Bedroom Six

7' 3" x 12' 3" (2.20m x 3.74m)

With double glazed window to front aspect, radiator, solid oak flooring, door to:

En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising large built in shower, wash hand basin, low flush wc, radiator, tiled flooring.

First Floor Landing

With double glazed window to front aspect, turning staircase to second floor landing, under stairs storage cupboard, radiator, doors to:

Bedroom One

14' 2" x 11' 11" (4.32m x 3.63m)

With double glazed window to rear aspect, radiator, wood effect flooring.

Bedroom Two

12' 0" x 11' 11" (3.66m x 3.63m)

With double glazed window to rear aspect, radiator, wood effect flooring.

Bedroom Three

8' 5" x 10' 0" (2.56m x 3.04m)

With double glazed window to front aspect, radiator, fitted wardrobes and cupboards to one wall with sliding doors, wood effect flooring.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, wash hand basin, low flush wc, separate shower cubicle, radiator, built-in floor to ceiling storage cupboards, further storage cupboard housing gas central heating boiler, tiled splash back areas, extractor fan.

Second Floor Landing

With doors to:



Bedroom Four

11' 11" x 14' 8" (3.63m x 4.47m)

With double glazed window and skylight window, radiator, access to eaves storage space.

Bedroom Five

8' 5" x 14' 8" (2.56m x 4.47m)

With double glazed window and skylight window, radiator, fitted wardrobe cupboards, access to eaves storage space.

Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash basin, dual flush wc, extractor fan, radiator. tiled splash back areas, tiled flooring.





FRONT GARDEN

Attractively planted front garden with mature shrubs and gated access to the rear garden.

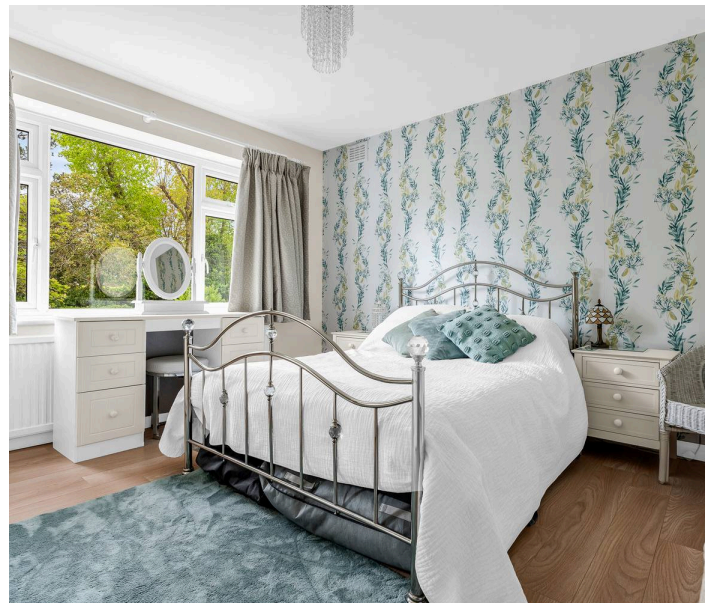
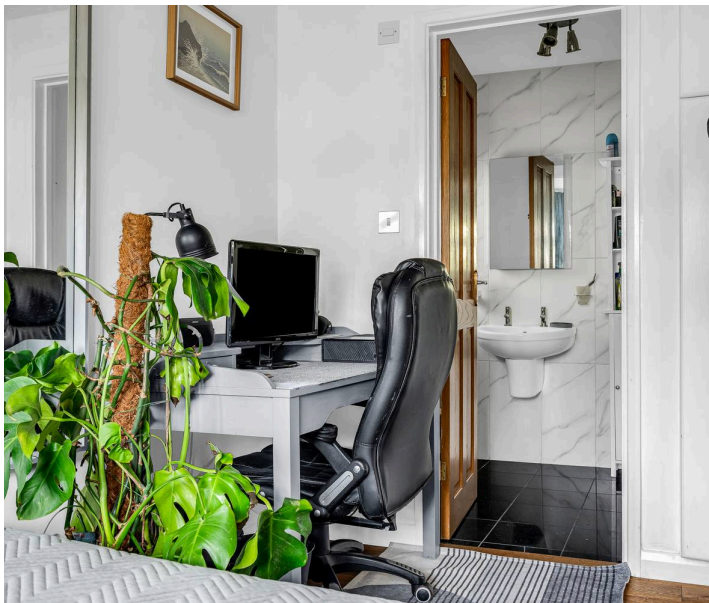
REAR GARDEN

A well-established, south-facing rear garden featuring a spacious patio seating area with surrounding walls and planted flower beds. The garden benefits from outside lighting, a water tap, and a power socket, along with fenced and hedgerow boundaries. Side pedestrian access and a rear gate provide direct access to the adjoining playing fields.

DRIVEWAY

2 Parking Spaces

Brick paved driveway providing parking for two vehicles.









Elliot Heath Estate Agents

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