



**Elliot Heath**  
ESTATE AGENTS

**17 Pine Close, WARE**  
Guide Price £675,000

# 17 Pine Close

WARE, Ware

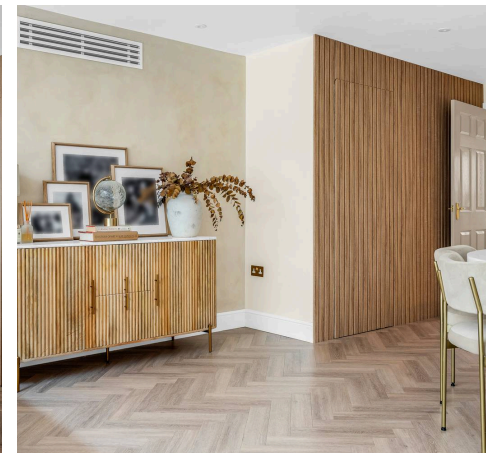
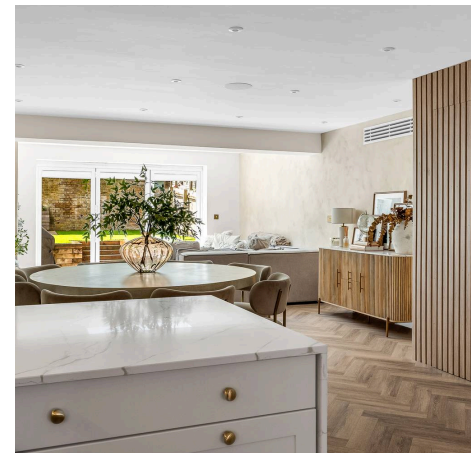
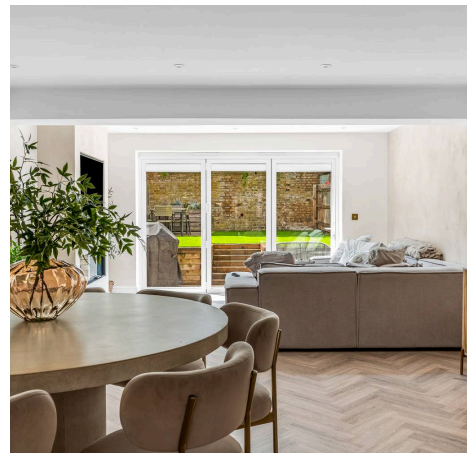
Stunning 4-bed family home on Ware's sought-after Southside. Features a high-spec open-plan kitchen/living space, 3 bathrooms, sunny garden, driveway parking, excellent transport links & schooling.

Council Tax band: E

Tenure: Leasehold

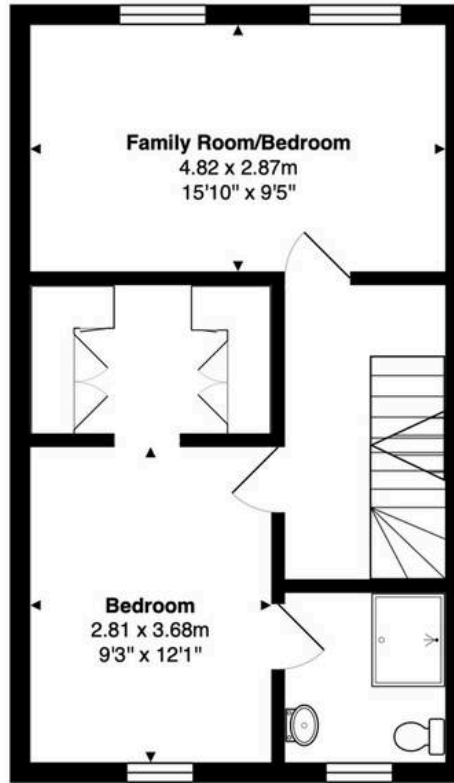
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

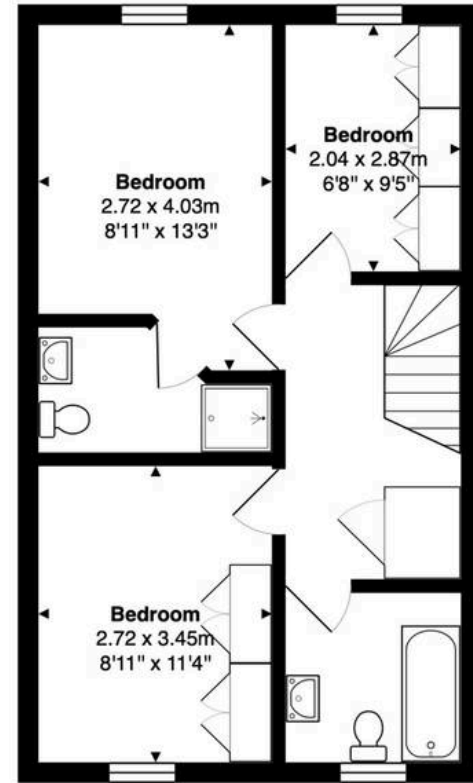




**Ground Floor**  
Area: 50.3 m<sup>2</sup> ... 541 ft<sup>2</sup>



**First Floor**  
Area: 41.8 m<sup>2</sup> ... 450 ft<sup>2</sup>



**Second Floor**  
Area: 41.8 m<sup>2</sup> ... 450 ft<sup>2</sup>

**Total Area: 133.9 m<sup>2</sup> ... 1441 ft<sup>2</sup>**

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](http://www.matthewkyle.co.uk)

### Entrance Hall

With wood flooring and doors to:

### Downstairs WC

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

### Kitchen/Living/Dining Room

13' 9" x 37' 2" (4.20m x 11.34m)

### Kitchen

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, breakfast bar, open to:

### Living/Dining Room

With bi fold doors to the rear garden together with a skylight window, understairs storage cupboard, wood panelling to one wall, feature fireplace with media wall above, wood flooring.

### First Floor Landing

With stairs rising to second floor landing and doors to:

### Family Room/Bedroom

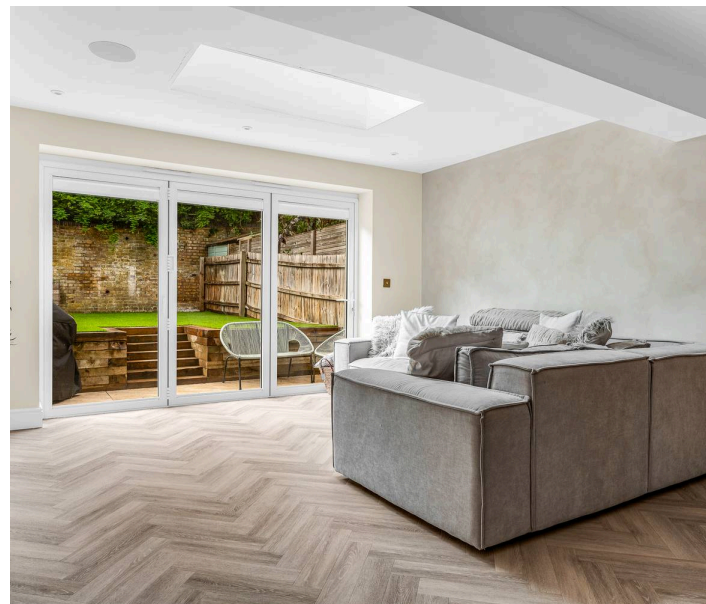
15' 10" x 9' 5" (4.82m x 2.87m)

With two double glazed windows to front aspect, radiator.

### Bedroom One

9' 3" x 12' 1" (2.81m x 3.68m)

With double glazed window to front aspect, radiator, panelling to one wall, dressing area fitted with wardrobe cupboards and dressing table, door to:



**En Suite Shower Room**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising large walk in shower, concealed cistern wc, vanity unit with circular wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

**Second Floor Landing**

With built in storage cupboard and doors to:

**Bedroom Two**

8' 11" x 13' 3" (2.72m x 4.03m)

With double glazed window to rear aspect, radiator, panelling to one wall, door to:

**En Suite Shower Room**

Fitted with a suite comprising shower cubicle, dual flush wc, wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

**Bedroom Three**

8' 11" x 11' 4" (2.72m x 3.45m)

With double glazed window to front aspect, radiator, panelling to one wall, fitted wardrobe cupboards.

**Bedroom Four**

6' 8" x 9' 5" (2.04m x 2.87m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards to one wall.

**Family Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over an glass shower screen. low flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





#### **GARDEN**

Sunny low maintenance rear garden with patio seating area, steps up to the artificial lawn and a further seating area to the rear of the garden.

#### **DRIVEWAY**

2 Parking Spaces

Block paved driveway providing off street parking.

#### **EV CHARGING**

1 Parking Space

EV Charging point.









## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)