



Elliot Heath
ESTATE AGENTS

18 Clarks Close, Ware
Guide Price £635,000

18 Clarks Close

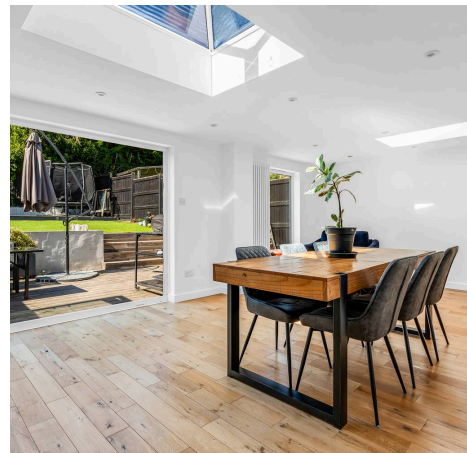
Ware, Ware

Stylish 3-bed semi-detached home in Ware's popular Kingshill development. Arranged over three floors, it features modern living space, garden, parking, & easy access to shops, schools, & rail links. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Clarks Close, SG12

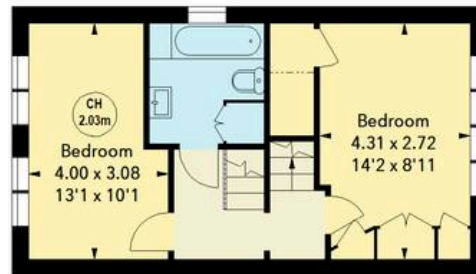
Approximate Area = 131.36 sq m / 1414 sq ft
 (Including Eaves Storage)
 Eaves Storage Area = 1.49 sq m / 16 sq ft

Key :
 CH - Ceiling Height



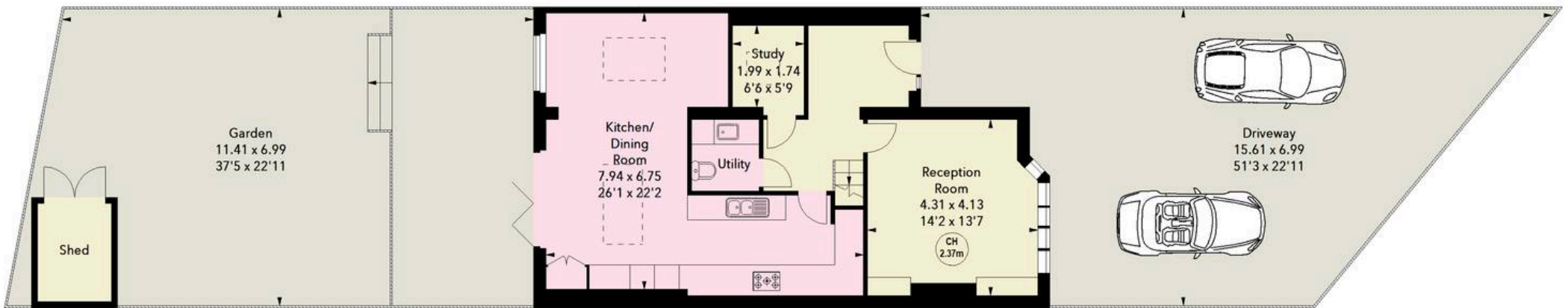
Second Floor

Approx. 24.06 sq m / 259 sq ft



First Floor

Approx. 34.65 sq m / 373 sq ft



Ground Floor

Approx. 72.65 sq m / 782 sq ft

Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
 © Orange Tree Photography

Generous Entrance Hall

With UPVC double glazed window to front aspect, wood flooring, two radiators, stairs rising to first floor landing, doors to:

Reception Room

14' 2" x 13' 7" (4.31m x 4.13m)

With UPVC double glazed window to front aspect with fitted shutters, radiator, built in storage and shelving to both alcoves.

Kitchen/Dining Room

26' 1" x 22' 2" (7.94m x 6.75m)

With UPVC double glazed window and bi fold doors opening onto the rear garden together with two skylights windows. Fitted with a comprehensive range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, tiled splash back areas, wood flooring, two radiators.

Utility/WC

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, dual flush wc, tiled flooring, chrome heated towel rail.

Study

6' 6" x 5' 9" (1.99m x 1.74m)

With skylight window, wood flooring.

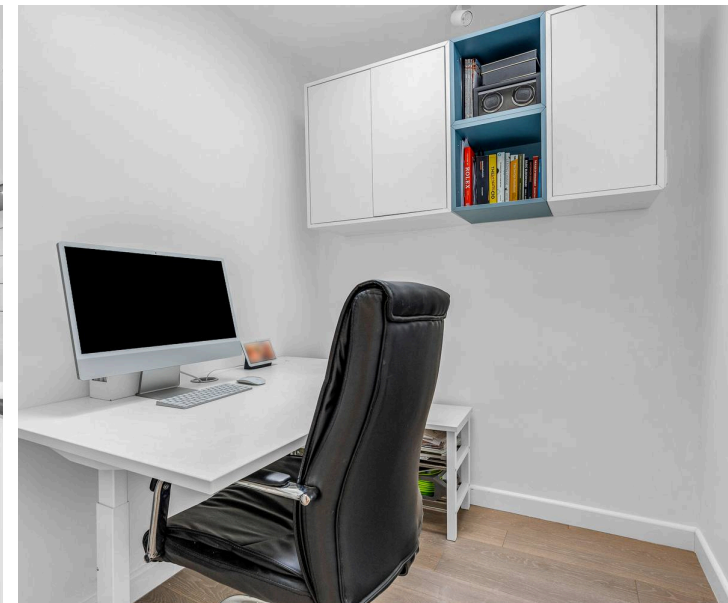
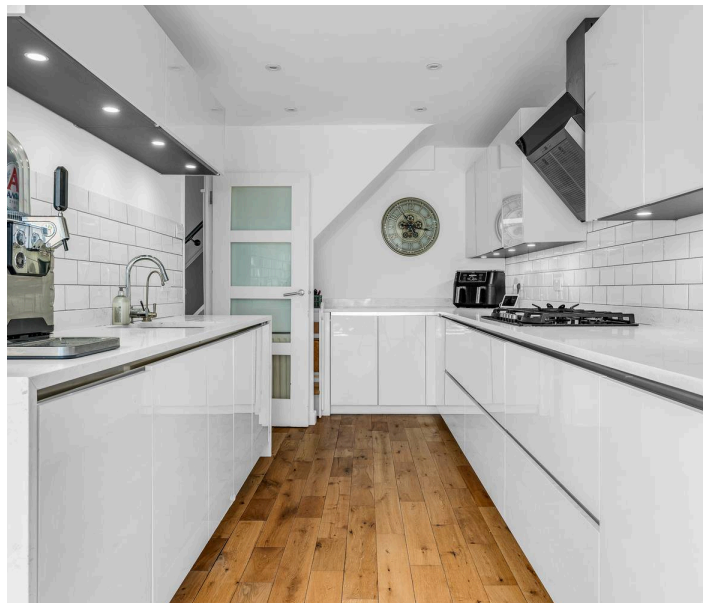
First Floor Landing

With stairs rising to second floor, doors to:

Bedroom Two

14' 2" x 8' 11" (4.31m x 2.72m)

With UPVC double glazed window to front aspect with fitted shutters, radiator, fitted wardrobe cupboards, built in storage cupboard.



Bedroom Three

13' 1" x 10' 1" (3.98m x 3.07m)

With UPVC double glazed window to rear aspect, radiator.

Bathroom

With double glazed window with obscure glass to side aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with wash hand basin, dual flush wc, built in storage cupboards, fully tiled, chrome heated towel rail.

Second Floor

With skylight window, access to eaves storage, door to:

Bedroom One

13' 1" x 10' 1" (3.98m x 3.07m)

With UPVC double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding doors, door to:

En Suite Shower Room

With Velux window. Fitted with a suite comprising fully tiled shower cubicle, dual flush wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.





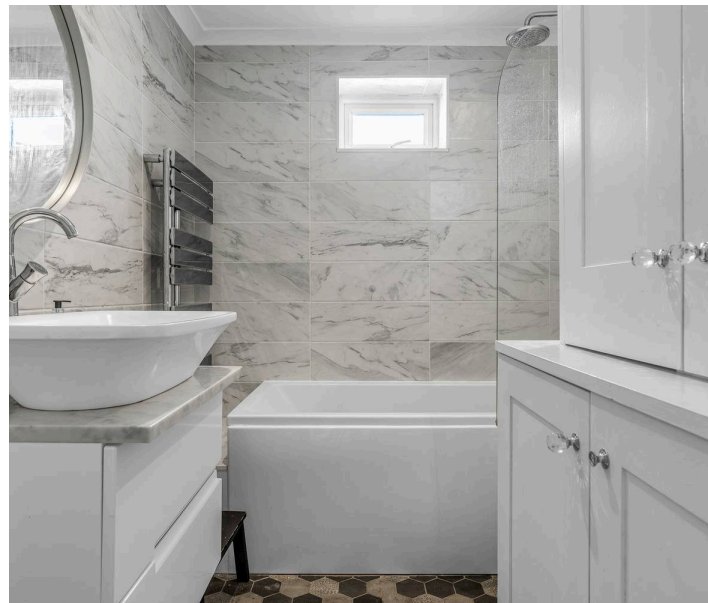
REAR GARDEN

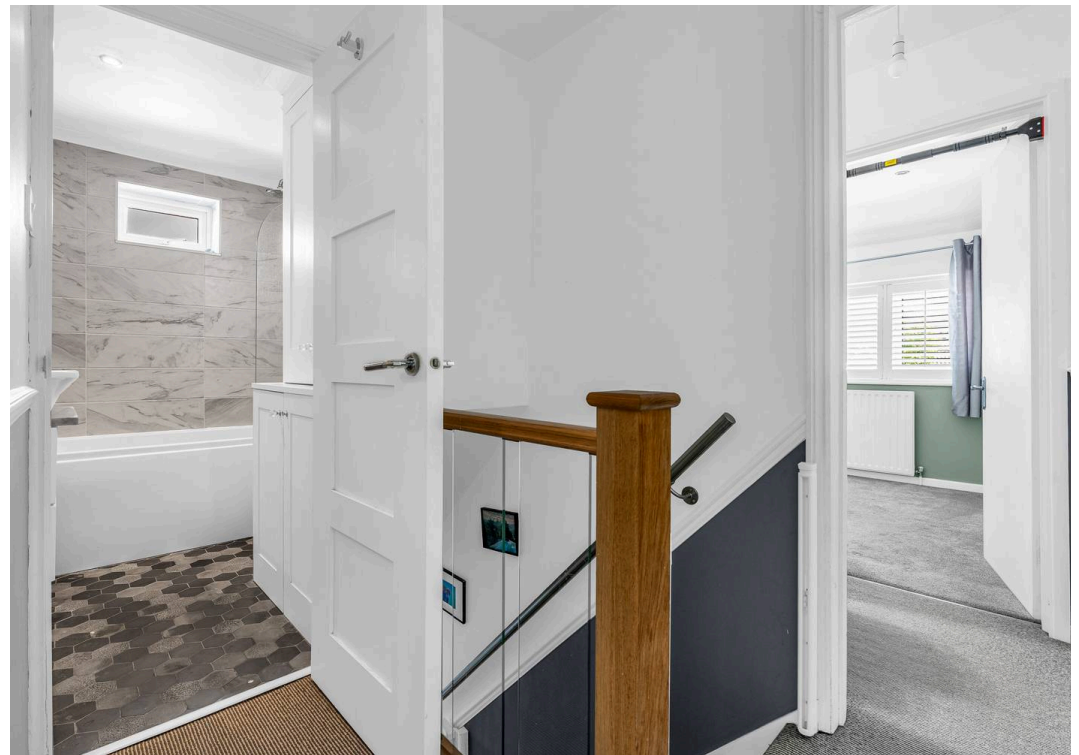
The rear garden has been landscaped to provide a large decked seating area to the immediate rear of the property stepping up to artificial lawn and further decked seating area with timber garden shed.

DRIVEWAY

3 Parking Spaces

To the front the property benefits from a generous block paved driveway providing off street parking for several vehicles.









Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk