Elliot Heath
ESTATE AGENTS

56 Whiteley Close, Dane End

Guide Price **£400,000**

56 Whiteley Close

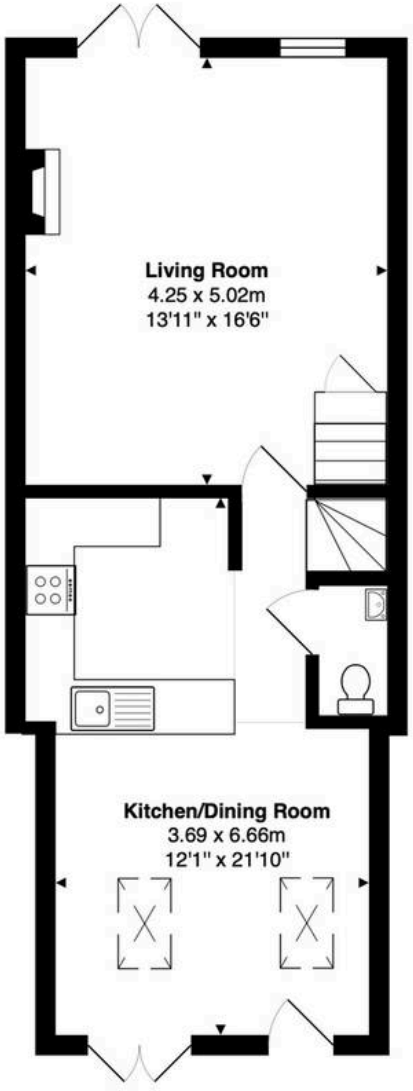
Dane End, Ware

Extended 3-bed family home in sought-after Dane End with open-plan kitchen/diner, landscaped garden, garage & driveway for 2 cars. Close to village amenities and Watton-at-Stone station.
Council Tax band: D

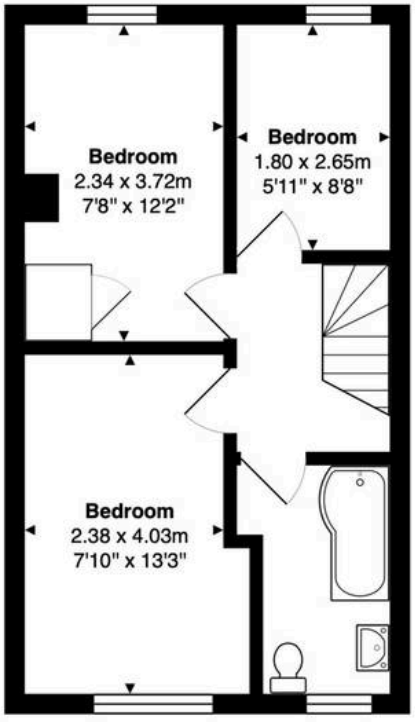
Tenure: Freehold

EPC Energy Efficiency Rating: C

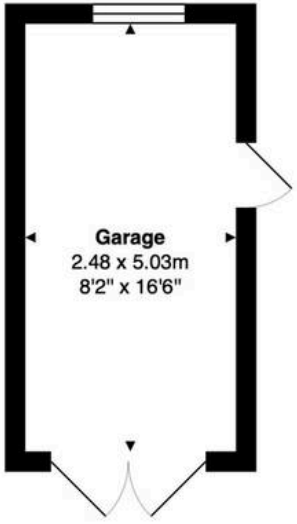
EPC Environmental Impact Rating: D



Ground Floor
Area: 46.8 m² ... 504 ft²



First Floor
Area: 33.8 m² ... 364 ft²



Outbuilding
Area: 12.5 m² ... 134 ft²

Total Area: 93.1 m² ... 1002 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

Accommodation
With front entrance door to:
Kitchen/Dining Room
12' 1" x 21' 10" (3.69m x 6.66m)

Dining Room
With double glazed double doors to the front garden and two skylight windows, Luxury Vinyl Tile flooring, vertical radiator, fitted units to one wall, panelling to one wall, open to:

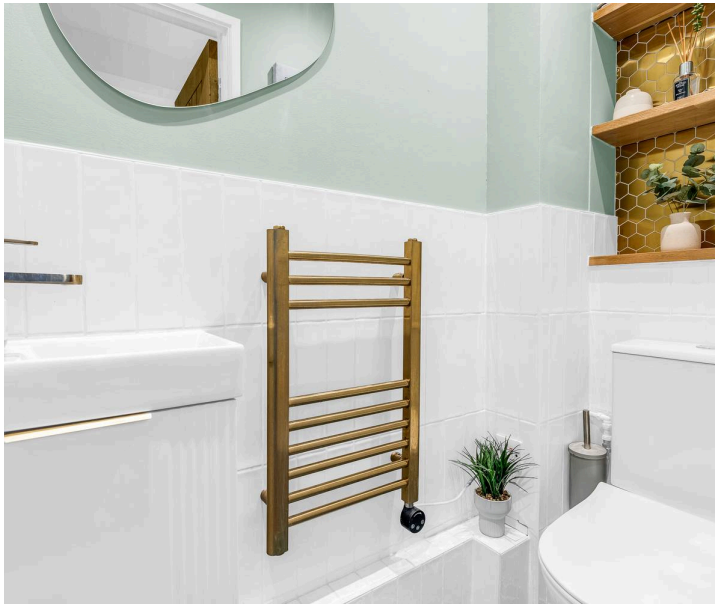
Kitchen
Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, Luxury Vinyl Tile flooring, stairs rising to first floor and doors to:

Downstairs WC
Fitted with a suite comprising dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

Living Room
13' 11" x 16' 6" (4.25m x 5.02m)
With double glazed double doors and window to the rear garden, Luxury Vinyl Tile flooring, radiator, fitted cupboard to alcove, panelling to one wall, feature fireplace with inset fire, understairs storage cupboard.

First Floor Landing
With loft access and doors to:

Bedroom One
7' 10" x 13' 3" (2.38m x 4.03m)
With double glazed window to front aspect, radiator, panelling to one wall.



Bedroom Two
7' 8" x 12' 2" (2.34m x 3.72m)
With double glazed window to rear aspect, radiator, built in storage cupboard.
Bedroom Three
5' 11" x 8' 8" (1.80m x 2.65m)
With double glazed window to rear aspect, radiator.

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

FRONT GARDEN

Attractively paved set over two levels providing a lovely area for al fresco dining.

REAR GARDEN

Beautifully maintained low maintenance garden laid with artificial grass and two decked seating areas, timber garden shed.

DRIVEWAY

2 Parking Spaces

Driveway providing off street parking for two vehicles and access to the detached garage.

GARAGE

Single Garage

Detached garage measuring approximately 2.48 x 5.03 (8'2 x 16'6) with double doors to front aspect, personnel door to side aspect and window to rear aspect, power and light connected.

TEXAS
TRAILER
CALIFORNIA

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