



Elliot Heath
ESTATE AGENTS

31 Thunder Court, Ware
Guide Price £900,000

31 Thunder Court

Ware

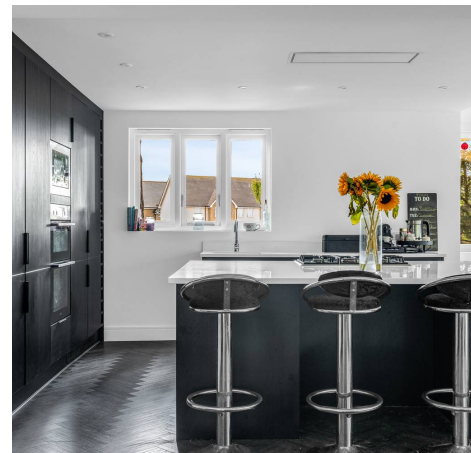
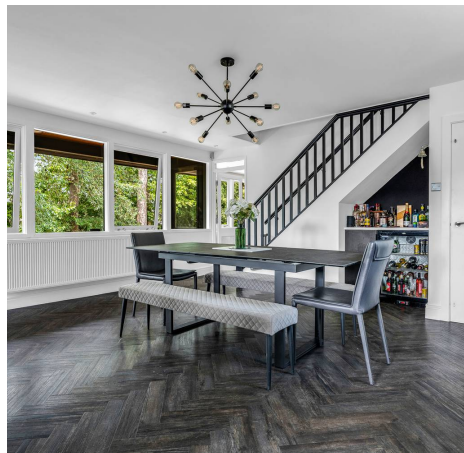
Highly individual 3/4 bedroom detached home tucked away on a private road in the town centre, offering stylish, versatile accommodation, mature gardens, garage, driveway, and excellent commuter links.

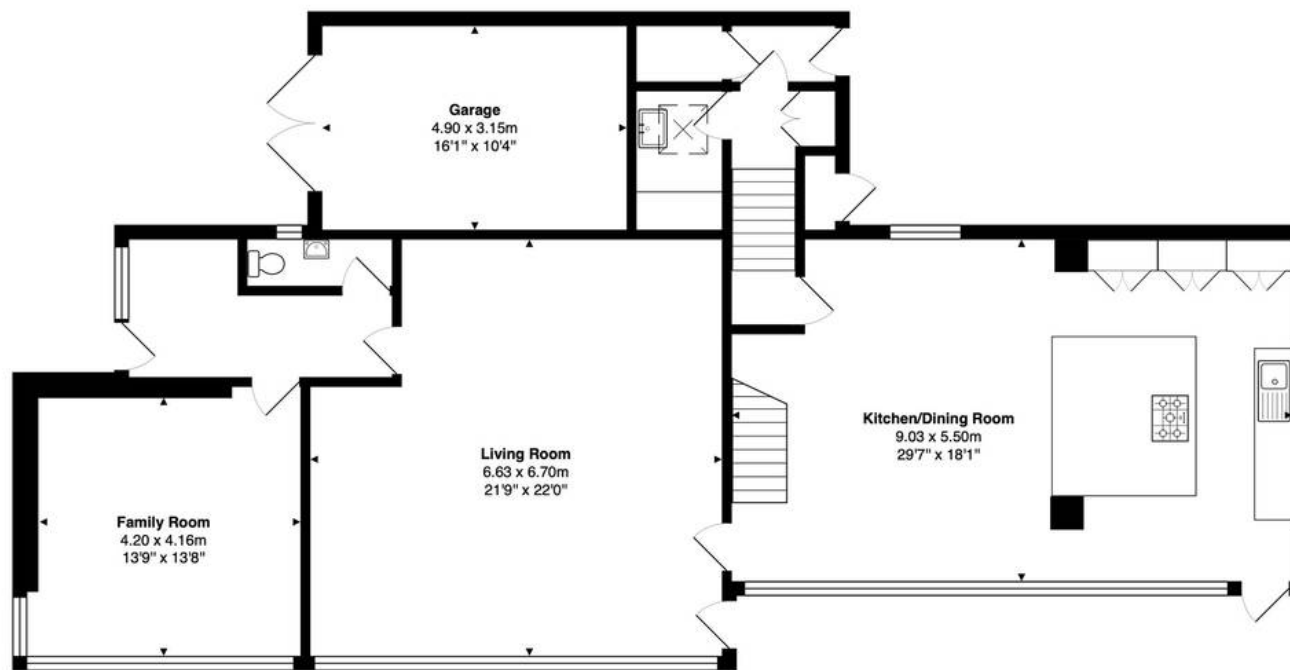
Council Tax band: G

Tenure: Freehold

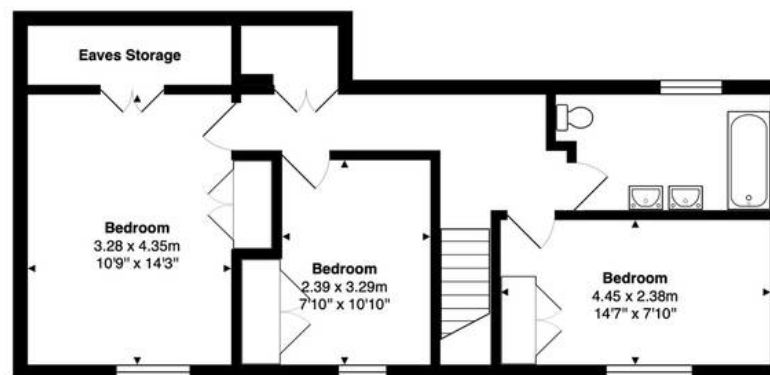
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor
Area: 150.0 m² ... 1615 ft²



First Floor
Area: 57.6 m² ... 620 ft²

Total Area: 207.6 m² ... 2234 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 window to front aspect, radiator, Amtico flooring and doors to:

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising concealed cistern wc, vanity unit with inset wash hand basin, tongue and groove panelling to half height, tiled splash back areas, radiator, Amtico flooring.

Family Room

13' 9" x 13' 8" (4.20m x 4.16m)

With full width double glazed windows, radiator, Amtico flooring.

Living Room

21' 9" x 22' 0" (6.63m x 6.70m)

With full width double glazed windows, two radiators, display cabinet/media wall with feature fireplace, Amtico flooring, door to outside and door to:

Kitchen/Dining Room

29' 8" x 18' 1" (9.03m x 5.50m)

Triple aspect double glazed windows 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, integrated appliances, island unit/breakfast bar, radiator, Amtico flooring, stair rising to first floor landing, door to:

Utility Room

With skylight window. Fitted with a sink and drainer unit, appliance space, built in storage cupboard, door to:

Rear Lobby

With built in storage cupboard and door giving access to outside.

First Floor Landing

With built in storage cupboard and doors to:

Bedroom One

10' 9" x 14' 3" (3.28m x 4.35m)

With double glazed window, radiator, panelling to one wall, fitted wardrobe cupboards, access to eaves storage.



Bedroom Two

14' 7" x 7' 10" (4.45m x 2.38m)

With double glazed window, built in wardrobe cupboard, radiator.

Bedroom Three

7' 10" x 10' 10" (2.39m x 3.29m)

With double glazed window, built in wardrobe cupboard, radiator.

Bathroom

Double glazed window with obscure glass. Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with two inset wash hand basins, dual flush wc, fully tiled, heated towel rail.





GARDEN

Generous mature tree lined gardens with veranda stepping down to the lawn with patio seating area and timber garden shed.

DRIVEWAY

3 Parking Spaces

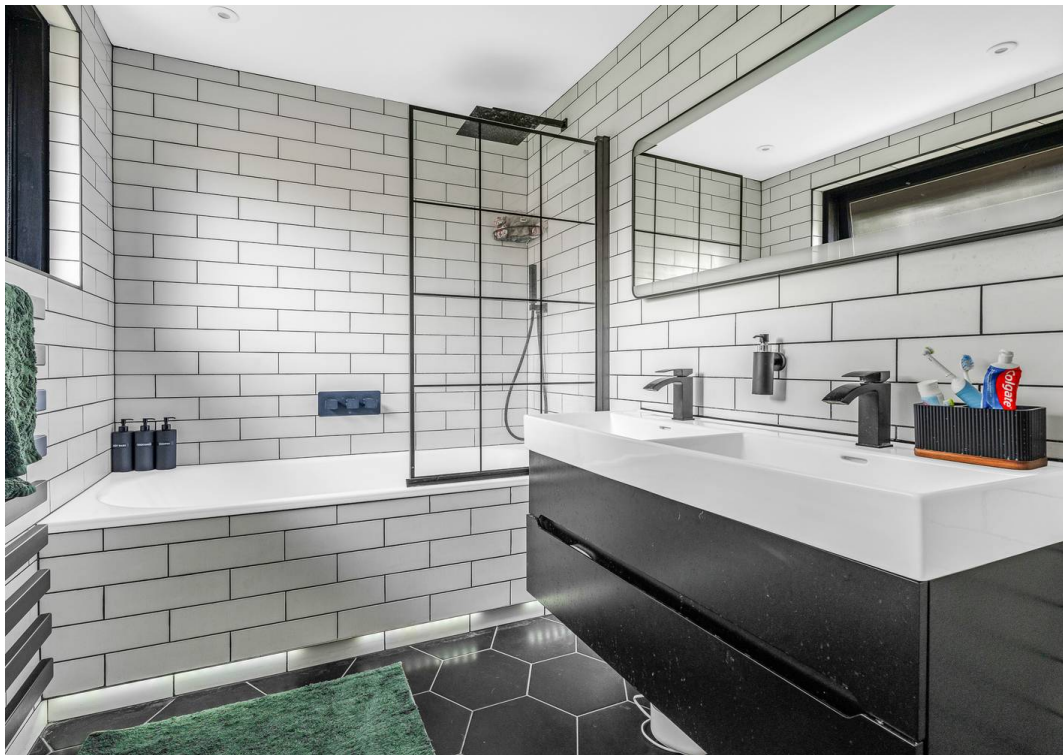
Driveway providing ample off street parking and access to the integral garage.

GARAGE

Single Garage

Integral garage measuring approximately 4.90 x 3.15 (16'1 x 10'4) with double doors to front aspect.







Elliot Heath Estate Agents

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