

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

[info@jonathan-hunt.co.uk](mailto:info@jonathan-hunt.co.uk)

[www.jonathanhunt.co.uk](http://www.jonathanhunt.co.uk)



15 Lower Road, Great Amwell, Ware, SG12 9SZ

Offers In Excess Of £1,500,000



## 15 Lower Road, Great Amwell, Ware, SG12 9SZ

JONATHAN HUNT are pleased to offer this exceptional detached family home located within the parish of Great Amwell and completed in 2024. This stunning new build property offers an impressive 2,257 square feet of accommodation featuring five spacious bedrooms and three modern bathrooms, making it ideal for families or those seeking ample living space. Detached double garage and parking for multiple cars. CHAIN FREE



## ACCOMMODATION

**Entry And Hallway** - The entry is the main entrance. This is where the gate intercom and burglary alarm system is installed. In the main hallway, there's access to the kitchen, downstairs coat room/WC, family room and to the staircase leading upstairs. There's access to a storage cupboard under the stairs.

**Kitchen** - The kitchen is fitted with built in appliances; microwave, boiling hot water tap, 5 space gas hob and oven. Designed to fit an American sized fridge/freezer. Breakfast bar with space for bar chairs. Open plan dining area with double doors leading into the paved contemporary eating area. From the kitchen, you also have access to the office and utility room.

**Office/Study** - With 8 wall sockets and an above shoulder height window, this room gives the perfect blend of versatility and privacy to be used as a private office or study.

**Utility Room** - Fitted with large cupboards for ample storage and a sink for less kitchen friendly washes. The boiler is enclosed in the inner cupboard. Has a glass door leading to the garden and driveway.

**Family Room** - Fitted with large windows and glass double doors leading out to the private rear garden. Wires needed to install a TV are installed on the wall.

**Coat Room/Wc** - A WC on the ground floor. Has a toilet and a sink with storage cupboards.

**First Floor Landing** - From here you'll have access to all bedrooms and the shared bathroom. The landing is lit up by an impressive slanted window situated above the stairs.

**Master Bedroom** - This bedroom comes with an en-suite bathroom, and has two wall mounted night lights intended for a king-sized bed.

**En-Suite Bathroom For Master Bedroom** - This bathroom is en-suite to the master bedroom. It has a standing shower, hand basin with storage cabinets, a heated towel-rail and a toilet. The floors are tiled, and the walls are painted with water-resistant paint. The inside of the shower is tiled to the

ceiling. There is a double glazed window set at an angle to maintain privacy.

**Other Bedrooms** - These bedrooms have radiators and windows with natural light. One of the double bedrooms comes with an en-suite bathroom. All the bedrooms have downlights, except for the single bedroom, which has a hanging ceiling lamp.

**En-Suite Bathroom To Double Bedroom** - This bathroom has a rainfall shower, a hand basin with a vanity, a heated towel rail, an extractor fan, a slanted window and a toilet.

**Bathroom** - This is the family bathroom, which comes with a rainfall shower, a sleek bathtub, a toilet, a hand basin with a vanity and a heated towel rail. There is a slanted window above the bathtub.

**Garage** - The double garage is plastered and insulated, usable as either a garage or a hobby/gym room. It's versatile, with plenty of space for storage shelving.

**Garage Storage** - There's access to a separate storage room behind the garage from the left side.











Floor 0 Building 1



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Approximate total area<sup>®</sup>

175.17 m<sup>2</sup>

1885.51 ft<sup>2</sup>

Reduced headroom

3.39 m<sup>2</sup>

36.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	