

Elliot Heath
ESTATE AGENTS

15 Bryce Close, Ware

Guide Price **£800,000**

15 Bryce Close

Ware

A bespoke 3/4-bed detached home in a quiet cul-de-sac, offering versatile accommodation, landscaped garden, garage & ample parking. Near schools, town centre, rail links & the A10. No onward chain.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

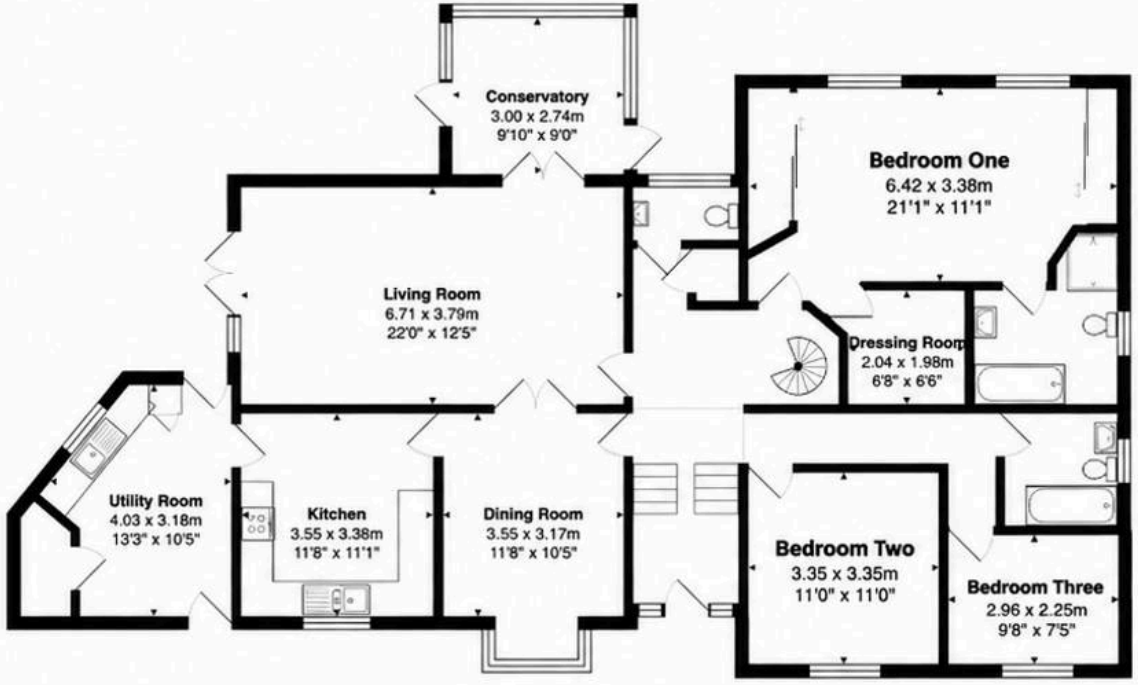
- Unique Detached Home
- 3/4 Bedrooms
- Drive With Garage



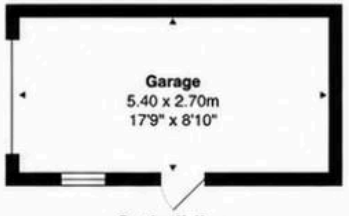




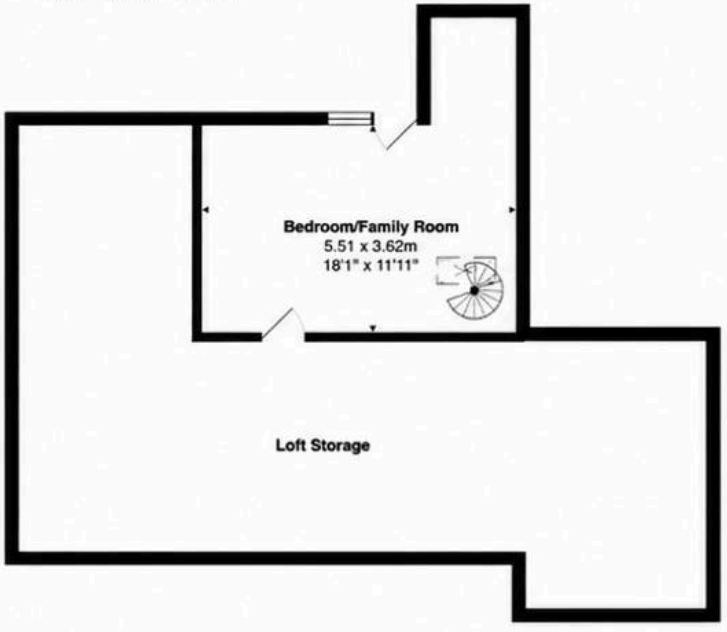




Ground Floor
Area: 154.6 m² ... 1664 ft²



Outbuilding
Area: 14.6 m² ... 157 ft²



First Floor
Area: 83.0 m² ... 893 ft²

Total Area: 252.2 m² ... 2715 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 double glazed windows to front aspect, radiator, stairs to landing and stairs to:

Inner Hallway
With spiral staircase to the Bedroom/Family Room, radiator, airing cupboard, doors to:

Dining Room
11' 8" x 10' 5" (3.55m x 3.17m)
With double glazed box bay window to front aspect, radiator, double doors to the living room and door to:

Kitchen
11' 8" x 11' 1" (3.55m x 3.38m)
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, built in double oven, hob with extractor over, appliance space, wall mounted boiler, tiled splash back areas, wood effect flooring, radiator, door to:

Utility Room
13' 3" x 10' 5" (4.05m x 3.18m)
With doors to front and rear aspect and double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wood effect flooring, radiator, built in storage cupboard.

Living Room
22' 0" x 12' 5" (6.71m x 3.79m)
With double glazed window and double doors to side aspect, non functioning feature fireplace with capped chimney, radiator, double doors to:

Conservatory
9' 10" x 9' 0" (3.00m x 2.74m)
Of double glazed and brick construction with door giving access to the rear garden, wood effect flooring.







Cloakroom
With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising wall hung wash hand basin, low flush wc, tiled splash back areas, radiator.

Bedroom One
21' 1" x 11' 1" (6.42m x 3.38m)
With two double glazed windows to rear aspect, two radiators, fitted wardrobe cupboards with sliding doors, door to en suite and door to:

Dressing Room
6' 8" x 6' 6" (2.04m x 1.98m)

En Suite Bathroom
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, separate shower cubicle, pedestal wash hand basin, low flush wc, radiator, heated towel rail, tiled splash back areas.

Landing
With doors to:

Bedroom Two
11' 0" x 11' 0" (3.35m x 3.35m)
With double glazed window to front aspect, radiator.

Bedroom Three
9' 9" x 7' 5" (2.96m x 2.25m)
With double glazed window to front aspect, radiator.

Bathroom
With double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low flush wc, tiled splash back areas, radiator.

Bedroom/Family Room
18' 1" x 11' 11" (5.51m x 3.62m)
With double glazed window and door to rear aspect on to the Juliet balcony and skylight window, two radiators, door to loft storage area.









GARDEN

To the rear, the property boasts a beautifully established and private garden, with mature planting, thoughtfully landscaped seating areas and an elevated patio. Offering a tranquil and secluded setting, the garden is ideal for both relaxing and entertaining.

DRIVEWAY

3 Parking Spaces

The property benefits from a generous block-paved driveway providing ample off-street parking and access to the detached garage.

GARAGE

Single Garage

Detached garage.



















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