



Elliot Heath
ESTATE AGENTS

Tinkers Corner, Whempstead
Guide Price £1,000,000

Tinkers Corner

Whempstead, Ware

Versatile family home in rural location. 4 beds, 3 baths, 3 reception rooms. Beautiful gardens with fruit trees and workshop/garage. Close to amenities and good schools. Easy access to London. Full fibre internet. Potential for alteration and extension.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Tinkers Corner, SG12

Approximate Area = 300.26 sq m / 3232 sq ft
 (Including Eaves Storage, Workshop & Garage)
 Eaves Storage = 2.34 sq m / 25 sq ft
 Workshop = 28.26 sq m / 304 sq ft
 Garages = 49.61 sq m / 534 sq ft



Ground Floor
 Approx. 139.50 sq m / 1502 sq ft



First Floor
 Approx. 95.91 sq m / 1032 sq ft

Key :
 CH - Ceiling Height



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

Conservatory

17' 0" x 12' 3" (5.18m x 3.73m)

A versatile room of double glazed and brick construction providing an area for wet, muddy boots in the winter, a dining room in the summer and heats the whole house on sunny days in winter. Tiled floor, radiator, door to:

Hallway

With stairs rising to first floor landing, wood flooring, radiator, doors to:

Downstairs WC

Fitted with a suite comprising wash hand basin, dual flush wc, tiled splash back areas, tiled flooring.

Reception Room

17' 7" x 16' 11" (5.36m x 5.16m)

With double doors from the hallway. Dual aspect with double glazed door and window overlooking the rear garden, radiator, fireplace with wood burning stove, door to:

Study

11' 2" x 6' 5" (3.40m x 1.96m)

With double glazed window to rear aspect, radiator.

Dining Room

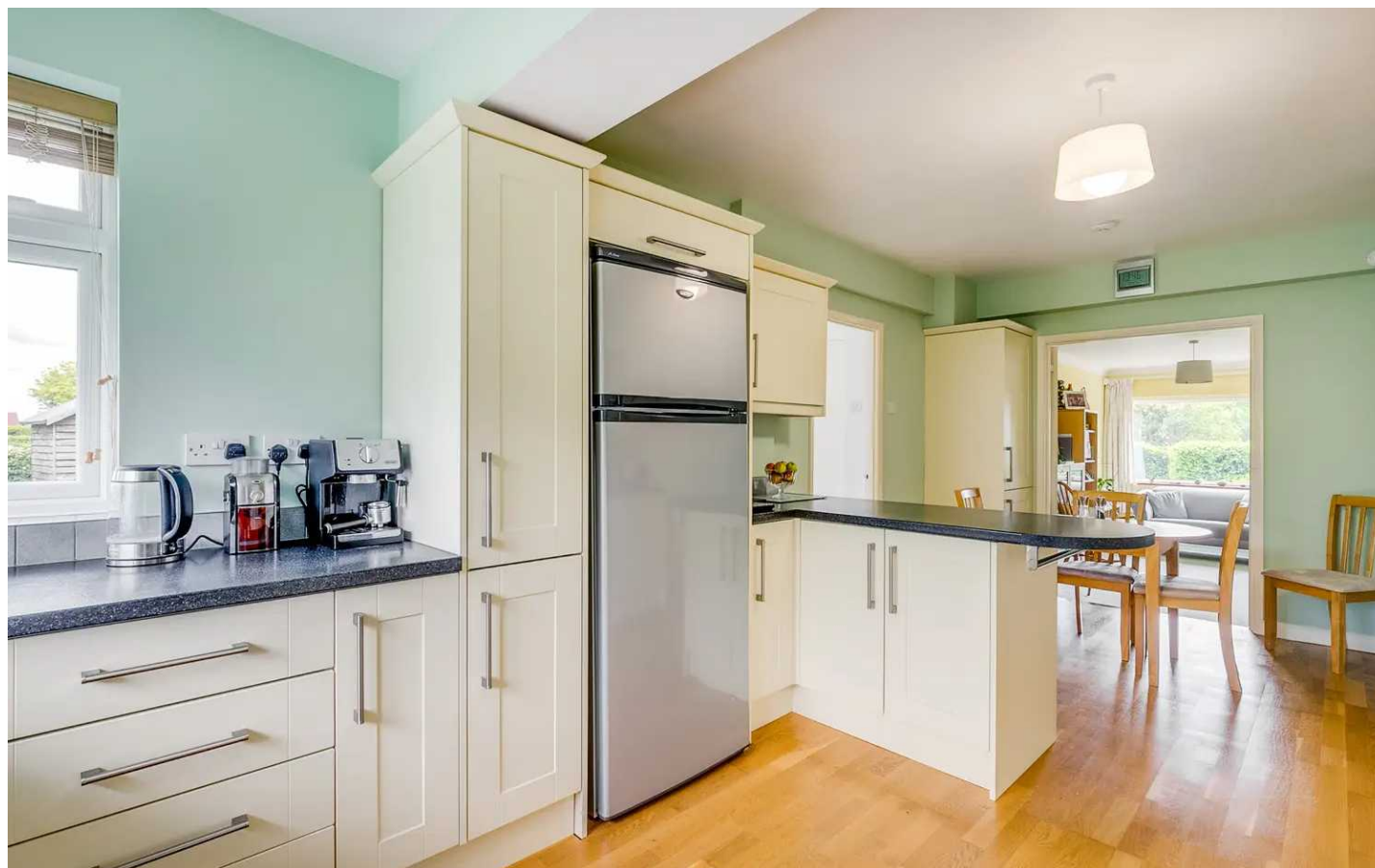
13' 11" x 9' 9" (4.24m x 2.97m)

With double doors on to the hallway, double glazed window to rear aspect, radiator.

Kitchen/Breakfast room

20' 10" x 10' 11" (6.35m x 3.33m)

Dual aspect with double glazed windows overlooking the garden. Comprehensively 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, breakfast bar, tiled splash back areas, wood flooring, built in storage cupboard, double doors to the lounge, door to:



Utility

10' 1" x 9' 9" (3.07m x 2.97m)

With double glazed window and door 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, built in storage cupboard, door to integral garage.

Lounge

15' 11" x 8' 5" (4.85m x 2.57m)

With double glazed window to front aspect, radiator, stable door to conservatory.

First Floor Landing

With double glazed window to front aspect, doors to:

Bedroom One

16' 11" x 10' 11" (5.16m x 3.33m)

Dual aspect with windows to front and side aspect, built in storage cupboard, radiator, door to:

En Suite Bathroom

With double glazed window with obscure glass to rear aspect. Fitted with a suite comprising panel enclosed bath, tiled shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled walls, heated towel rail.

Bedroom Two

19' 10" x 18' 6" (6.05m x 5.64m)

Dual aspect with windows to front and side aspect, radiator, large built in storage cupboard, door to:

En Suite Shower Room

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

Bedroom Three

17' 7" x 9' 1" (5.36m x 2.77m)

With double glazed window to rear aspect, radiator, built in storage cupboard.





Bedroom Four

10' 11" x 10' 6" (3.33m x 3.20m)

With double glazed window to rear aspect, radiator.

Family Bathroom

With skylight window. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, radiator.

Rear Garden

142' 9" x 108' 7" (43.51m x 33.1m)

Undoubtedly one of the main features of this property is the stunning rear garden with sunny and sheltered patios for entertaining and alfresco eating, large vegetable garden together with an abundance of fruit trees (plum, apple and fig), strawberries, raspberries, currant bushes, rhubarb and grape vine. Together with the beautifully manicured lawns.

Garage

5 Parking Spaces

The property benefits from an extremely generous frontage with block paved driveway, gated access to the rear garden mature hedge borders and access to the two garages and workshop. Benefits include an integral garage measuring approx. 16'7 x 9'2 with personnel door to the utility. Large detached garage and workshop measuring 19'7 x 19'7 and 19'7 x 15'7 respectively.







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