



**Elliot Heath**  
ESTATE AGENTS

**1 Deerfield Close, WARE**  
Guide Price **£700,000**

# 1 Deerfield Close

WARE, Ware

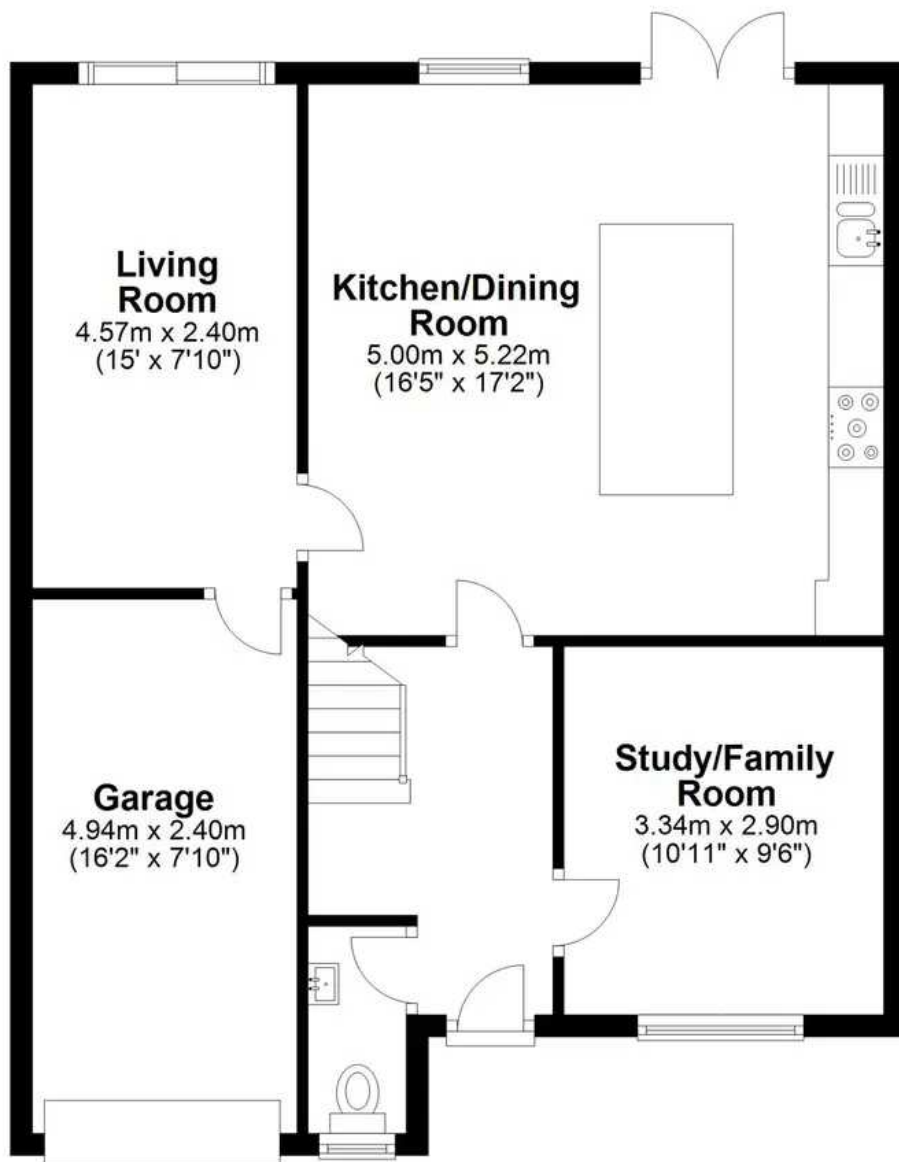
Rare chance to own a 4-bed family home in sought-after private cul de sac. Features include downstairs WC, study, open-plan kitchen/dining, en suite, family bathroom, EV charging, garage, and mature garden. Close to amenities, schools, and transport links. Call Elliot Heath on 01920 293333. Council Tax band: E

Tenure: Freehold



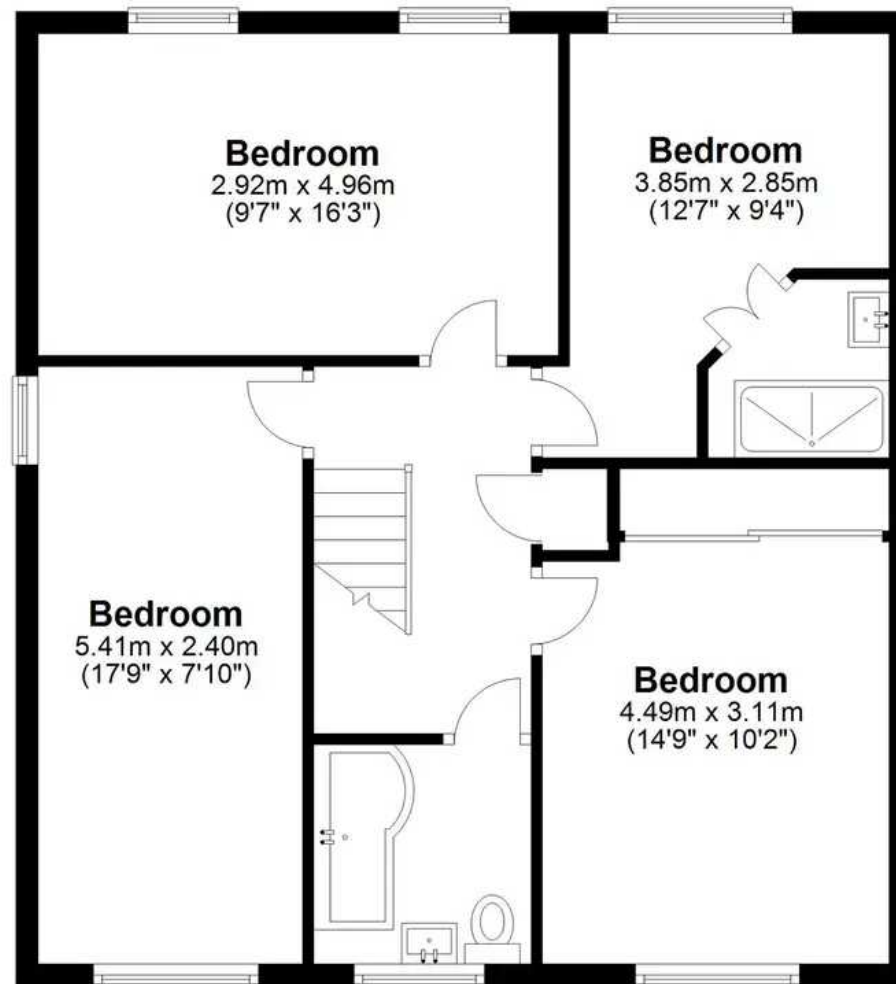
## Ground Floor

Approx. 69.0 sq. metres (743.0 sq. feet)



## First Floor

Approx. 65.8 sq. metres (707.8 sq. feet)



Total area: approx. 134.8 sq. metres (1450.9 sq. feet)

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](http://www.matthewkyle.co.uk)

### Entrance Hall

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

### Downstairs WC

With double glazed window with obscure glass to front aspect. Fitted with a suite comprising dual flush wc, wash hand basin, radiator, wood flooring, tiled splash back areas.

### Study/Family Room

10' 11" x 9' 6" (3.33m x 2.90m)

With double glazed window to front aspect, radiator, wood flooring.

### Kitchen/Dining Room

16' 5" x 17' 2" (5.00m x 5.23m)

With double glazed window and double doors to the rear garden. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, breakfast bar, radiator, wood flooring, door to:

### Living Room

15' 0" x 7' 10" (4.57m x 2.39m)

With double glazed sliding doors to the rear garden, radiator, wood flooring, door to the integral garage.

### First Floor Landing

With built in storage cupboard, doors to:

### Bedroom One

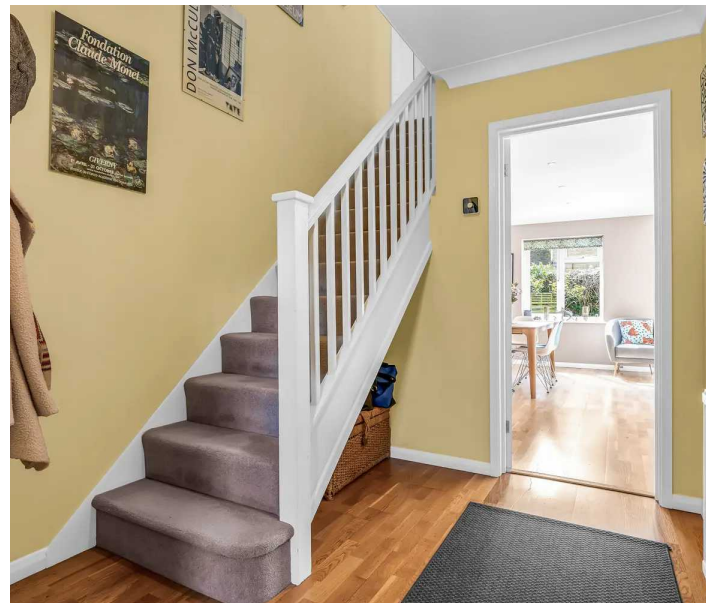
9' 7" x 16' 3" (2.92m x 4.95m)

With two double glazed windows to rear aspect, radiator.

### Bedroom Two

14' 9" x 10' 2" (4.50m x 3.10m)

With double glazed window to front aspect, radiator, fitted wardrobe cupboards.



**Bedroom Three**

17' 9" x 7' 10" (5.41m x 2.39m)

Dual aspect with double glazed windows to front and side aspect, radiator.

**Bedroom Four**

12' 7" x 9' 4" (3.84m x 2.84m)

With double glazed window to rear aspect, radiator, door to:

**En Suite Shower Room**

Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring.

**Bathroom**

With double glazed window to front aspect with obscure glass. Fitted with suite comprising p-shaped panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.





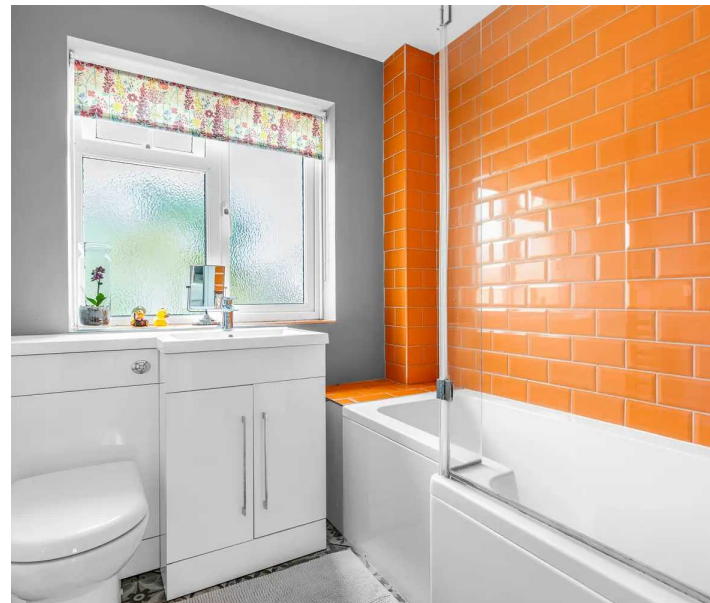
## REAR GARDEN

The mature rear garden is heavily stocked together with benefiting from a large patio seating and the remainder being laid to lawn. Gated access to the front.

## GARAGE

Triple Garage

To the front the property benefits from generous block paved driveway which in turn gives access to the integral garage measuring approx, 16'2 x 7'10 (4.94 x 2.40) with up and over door to front aspect and door to the living room. EV Charging point.







## Elliot Heath Estate Agents

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