



Elliot Heath
ESTATE AGENTS

5 Widbury Gardens, WARE
Guide Price £950,000

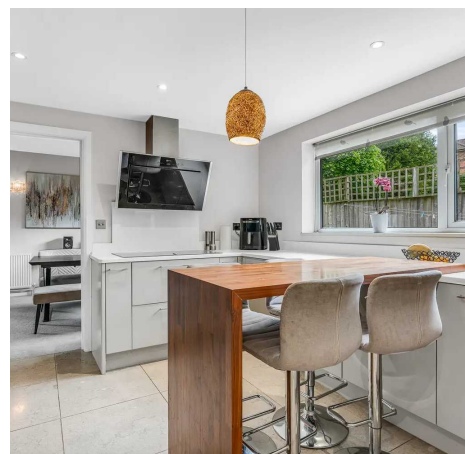
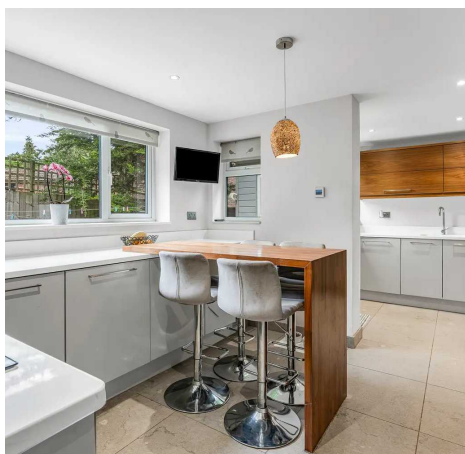
5 Widbury Gardens

WARE, Ware

Individual detached 5-bed home over 3 floors with versatile layout. Features spacious living/dining area, fitted kitchen, family room, 2 en suites, roof terrace, and garden. Ample parking, established gardens, prime location convenient for amenities and transport links. Call 01920 293333 to view.

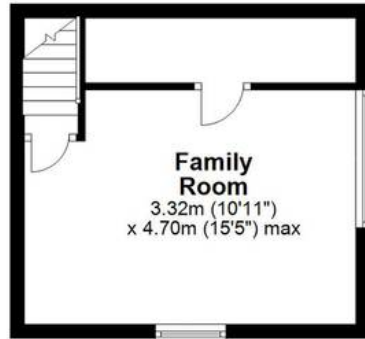
Council Tax band: G

Tenure: Freehold



Basement

Approx. 20.4 sq. metres (219.7 sq. feet)



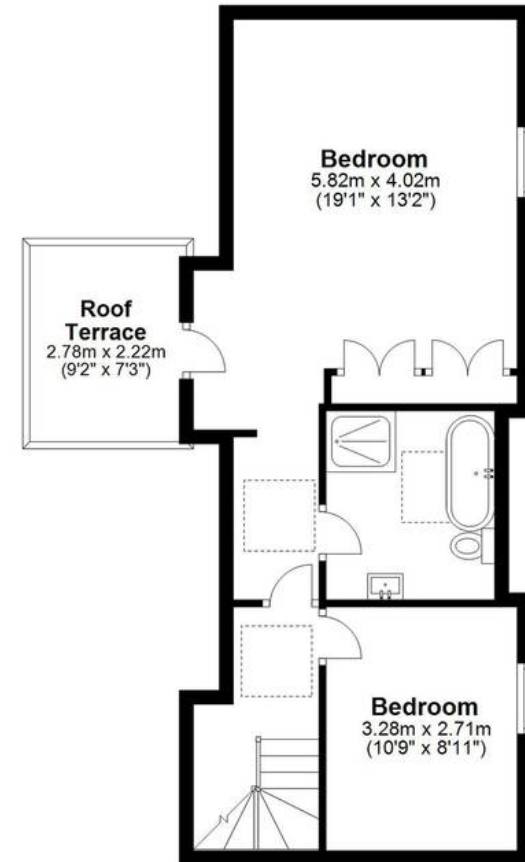
Ground Floor

Approx. 115.5 sq. metres (1243.3 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



Total area: approx. 184.3 sq. metres (1983.7 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

Generous Reception Hall

With two double glazed windows to side aspect, wood flooring, two radiators, built in storage cupboard, stairs to basement and first floor, doors to:

Lounge/Dining Room

22' 0" x 22' 0" (6.71m x 6.70m)

Triple aspect room with double glazed bi fold doors to the rear garden, sliding patio doors to the balcony over looking the garden and double glazed window to rear aspect, vaulted ceiling, three radiators, contemporary wood burning stove, built in shelving to alcove, door to:

Kitchen

10' 9" x 18' 5" (3.28m x 5.61m)

With double glazed windows to rear aspect and door giving access to the rear garden. Comprehensively fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, space for American style fridge/freezer, integrated appliances, breakfast bar, tiled flooring with underfloor heating.

Bedroom Two

12' 6" x 13' 5" (3.80m x 4.08m)

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

En Suite Shower Room

With double glazed window with obscure glass. Fitted with a suite comprising large walk in shower cubicle, wash hand basin, dual flush wc, fully tiled, underfloor heating.

Shower Room

With double glazed window with obscure glass. Fitted with a suite comprising large walk in shower cubicle, vanity unit with circular wash hand basin, dual flush wc, fully tiled, underfloor heating.



Bedroom Three

14' 1" x 10' 3" (4.29m x 3.13m)

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

Bedroom Four

9' 1" x 10' 4" (2.77m x 3.14m)

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

Basement

With door to:

Family Room

10' 11" x 15' 5" (3.32m x 4.70m)

Dual aspect with double glazed windows to front and side, radiator, large built in storage cupboard.

First Floor Landing

With skylight window and doors to:

Bedroom One

19' 1" x 13' 2" (5.82m x 4.02m)

Dual aspect with double glazed window to side aspect, skylight window and double glazed door to the roof terrace with far reaching views, two radiators, fitted wardrobe cupboards, doors to:

En Suite Bathroom

With skylight window. Fitted with a suite comprising freestanding bath, fully tiled separate shower cubicle, concealed cistern wc, wash hand basin, tiled flooring with underfloor heating.

Bedroom Five

10' 9" x 8' 11" (3.28m x 2.71m)

With double glazed window to side aspect, radiator.





FRONT GARDEN

Thoughtfully planted and landscaped front garden with gated access to the rear garden.

REAR GARDEN

The mature rear garden is heavily stocked with trees and shrubs affording much privacy with various decked seating areas, attractive raised planters and the remainder laid to lawn.

DRIVEWAY

3 Parking Spaces

Generous block paved driveway providing off street parking for numerous vehicles.







Elliot Heath Estate Agents

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