



Elliot Heath
ESTATE AGENTS

Ridge House Little Widbury, Ware
Guide Price £1,600,000

Ridge House Little Widbury

Ware, Ware

Stunning 4 bed detached home in sought-after area, fully refurbished to high standard with bespoke kitchen, main bedroom suite, playroom, office, utility, hot tub, summer house/gym. Driveway, established garden. Near amenities & train station to London.

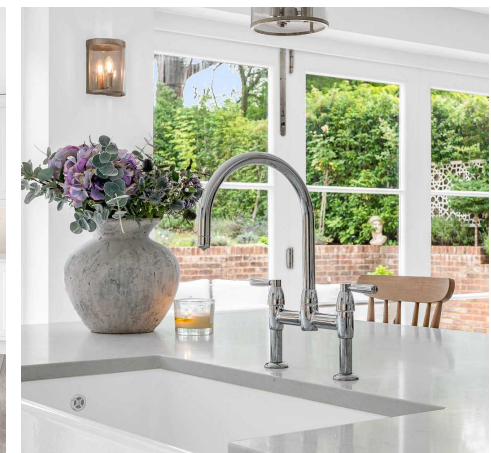
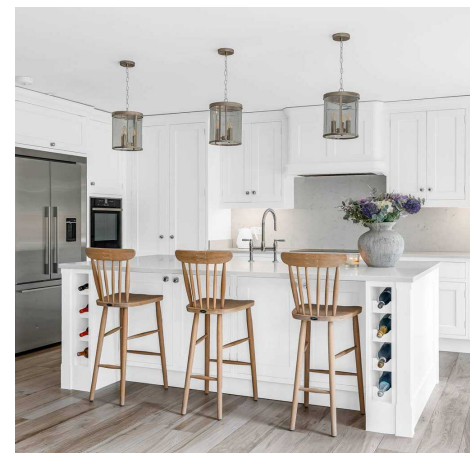
Call Elliot Heath 01920 293333.

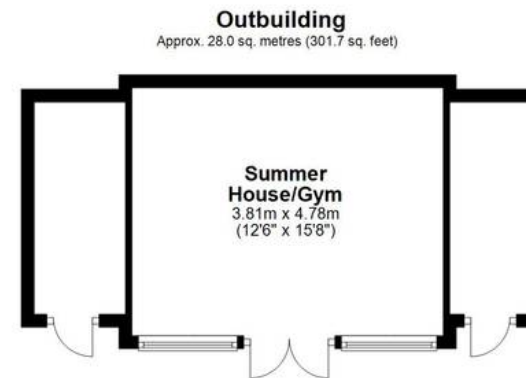
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G





Total area: approx. 262.2 sq. metres (2822.2 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

Entrance Hall

With stairs rising to first floor landing, tiled flooring with electric underfloor heating, half height wall panelling, doors to:

Play Room

12' 10" x 10' 5" (3.90m x 3.17m)

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

Office

14' 1" x 12' 11" (4.30m x 3.93m)

With double glazed bay window to front aspect, radiator, bespoke built in storage unit to one wall, panelling to half height, radiator.

Utility Room

With door giving access to outside. Fitted with a bespoke hand made range of wall and base storage units with Quartz work surfaces over incorporating a Butler style sink unit, integrated appliances, tiled splash back areas, tiled flooring with electric under floor heating.

Downstairs WC

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising concealed cistern wc, wall hung wash hand basin, tiled splash back areas, tiled flooring with electric underfloor heating.

Dining Room

9' 9" x 18' 4" (2.98m x 5.60m)

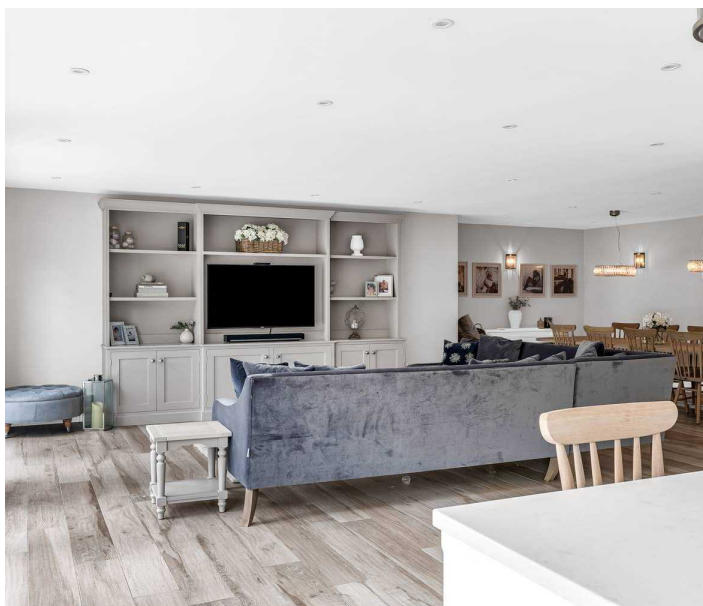
With tiled flooring with underfloor heating, open to:

Kitchen/Living Room

17' 2" x 32' 10" (5.22m x 10.01m)

Living Room

With double glazed bi fold doors and double glazed double doors onto the rear garden, tiled flooring with underfloor heating, bespoke built in storage unit to one wall, open to:



Kitchen

With double glazed double doors opening onto the rear garden. Comprehensively fitted with bespoke handmade wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, fully integrated, space for American style fridge/freezer, island unit with breakfast bar, tiled flooring with underfloor heating.

First Floor Landing

With double glazed window to front aspect, radiator, linen cupboard, panelling to half height, access to fully boarded loft, doors to:

Main Bedroom Suite

17' 1" x 25' 4" (5.21m x 7.72m)

With four double glazed windows to rear aspect, four radiators, dressing area with bespoke fitted wardrobe and drawer units together with a shoe cupboard. Door to:

En Suite

Dual aspect with double glazed window to rear and side aspect. Fitted with a suite comprising freestanding bath, Burlington unit with inset wash hand basin, separate shower cubicle, low flush wc, tiled to half height, tiled flooring with electric underfloor heating, heated towel rail.

Bedroom Two

11' 11" x 12' 11" (3.62m x 3.94m)

With double glazed window to front aspect, radiator.

Bedroom Three

9' 9" x 14' 1" (2.98m x 4.28m)

With double glazed window to side aspect, radiator.

Bedroom Four

11' 10" x 10' 5" (3.60m x 3.17m)

With double glazed window to front aspect, radiator.



Bathroom

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, separate shower cubicle, concealed cistern wc, Burlington unit with inset wash hand basin, TV, tiled to half height, tiled flooring with electric underfloor heating, heated towel rail.

Summer House/Gym

12' 6" x 15' 8" (3.81m x 4.78m)

With power, WiFi and water connected.





FRONT GARDEN

The front garden is laid to lawn with flower and shrub borders and gated access to the rear garden.

REAR GARDEN

The stunning rear garden has been beautifully landscaped with a generous patio seating area to the immediate rear of the property with gates giving access to the remainder of the garden which is terraced and laid to lawn with thoughtfully planted beds and borders, irrigation system, hot tub and generous summer house/gym.

DRIVEWAY

4 Parking Spaces

To the front there is an ample driveway providing off street parking for numerous vehicles.







Elliot Heath Estate Agents

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