



Elliot Heath
ESTATE AGENTS

51 Musley Lane, WARE
Guide Price **£1,100,000**

51 Musley Lane

WARE, Ware

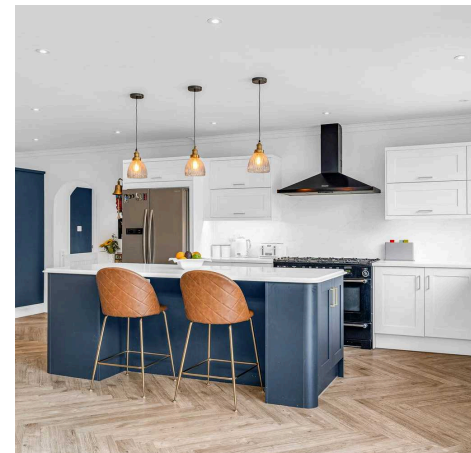
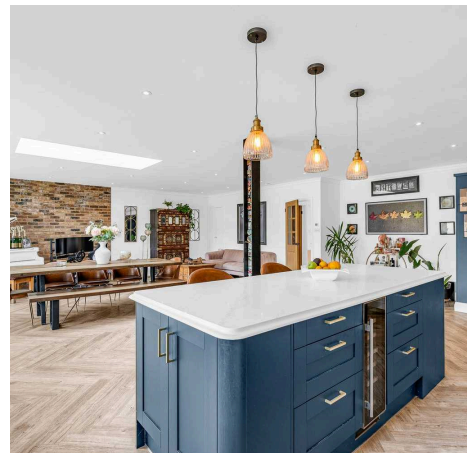
Extended & refurbished 3-bed detached home in Ware. Versatile accommodation, modern kitchen/dining/family room, office, playroom, gym, playhouse, and more. Landscaped garden, off-street parking. Close to town centre & amenities. Call Elliot Heath on 01920 293333 to view.

Council Tax band: E

Tenure: Freehold

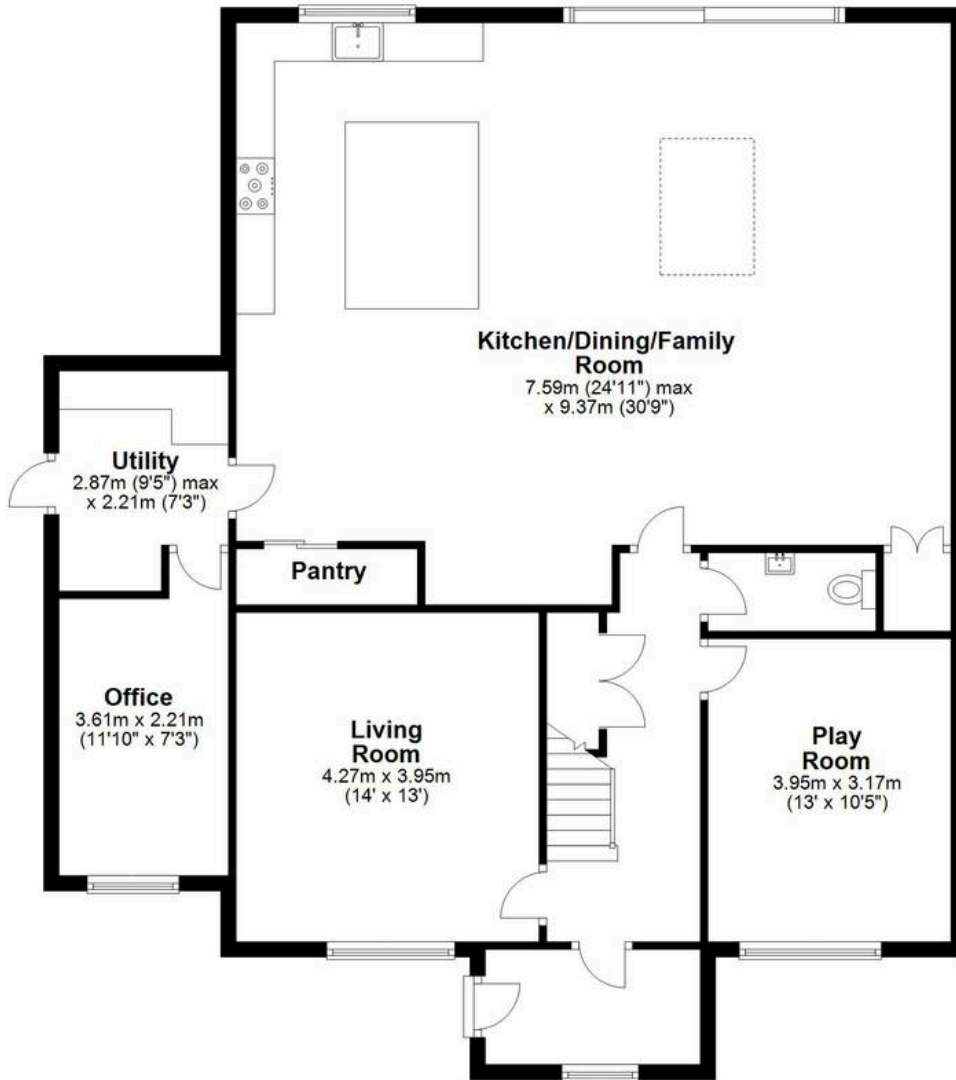
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor

Approx. 131.5 sq. metres (1415.1 sq. feet)



First Floor

Approx. 83.1 sq. metres (894.2 sq. feet)



Outbuilding

Approx. 14.8 sq. metres (159.1 sq. feet)



Total area: approx. 229.3 sq. metres (2468.4 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 Lobby

With double glazed window to front aspect, wood flooring, radiator, door to:

Entrance Hall

With stairs rising to first floor landing, wood flooring, radiator, built in storage cupboard, doors to:

Living Room

14' 0" x 13' 0" (4.27m x 3.95m)

With double glazed window to front aspect, radiator.

Play Room

13' 0" x 10' 5" (3.95m x 3.17m)

With double glazed window to front aspect, radiator.

Downstairs WC

Fitted with a suite comprising concealed cistern wc, wall hung wash hand basin, tiled splash back areas, wood flooring, radiator.

Kitchen/Dining/Family Room

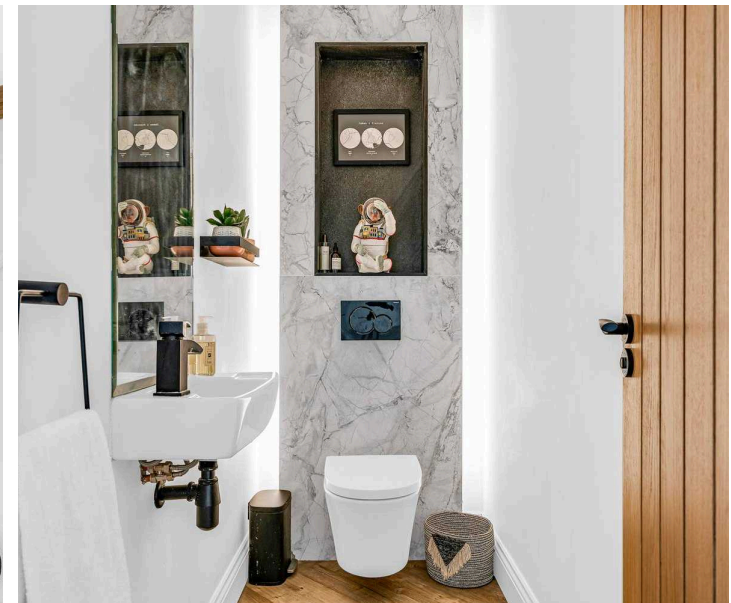
24' 11" x 30' 9" (7.59m x 9.37m)

With double glazed window, and sliding patio doors to the rear garden together with skylight window. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink and drainer unit, space for range style cooker, space for American style fridge/freezer, integrated dishwasher, wine fridge, island unit, wood flooring, exposed brick work, built in storage cupboard, pantry, door to:

Utility

9' 5" x 7' 3" (2.87m x 2.21m)

With door giving access to outside. Fitted with a range of storage units with appliance space, wood flooring, door to:



Office

11' 10" x 7' 3" (3.61m x 2.21m)

With double glazed window to front aspect.

First Floor Landing

With skylight window and doors to:

Bedroom One

12' 5" x 19' 7" (3.78m x 5.97m)

With sliding patio doors to rear aspect, radiator, open to:

Dressing Room

11' 2" x 8' 4" (3.40m x 2.53m)

With Velux window. Comprehensively fitted with a range of wardrobe cupboards, shelving and drawers, door to:

En Suite Shower Room

With Velux window. Fitted with a suite comprising a large walk in shower room, concealed cistern wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two

11' 8" x 14' 1" (3.56m x 4.29m)

With double glazed window to front aspect, radiator, two built in storage cupboards.

Bedroom Three

11' 9" x 13' 0" (3.57m x 3.97m)

With double glazed window to front aspect, radiator, two built in storage cupboards.



Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising freestanding bath, separate shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, built in storage cupboard, tiled splash back areas, tiled flooring, heated towel rail.

Gym/Studio

10' 10" x 14' 8" (3.30m x 4.48m)

Detached studio to the rear of the garden currently being used as gym but would lend itself to a home office/studio/play room.





FRONT GARDEN

The front garden has been though fully landscaped with tier flower beds and steps giving access to a seating area, front entrance door and gated access to the rear garden.

REAR GARDEN

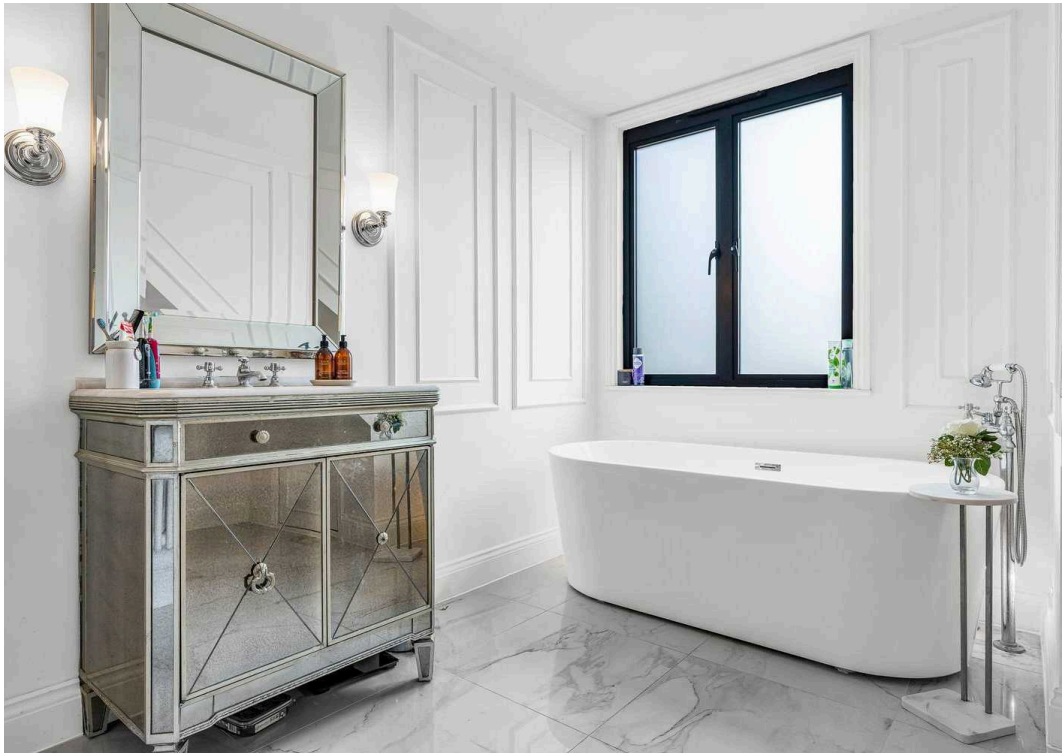
The property benefits from a large patio seating area with raised flower beds and steps up to the lawn, gym/studio and playhouse, there is also vehicular access via gates to the rear of the garden.

DRIVEWAY

3 Parking Spaces

Driveway to the front providing off street parking.







Elliot Heath Estate Agents

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