



Elliot Heath
ESTATE AGENTS

13 Brocket Meadows, WARE

Guide Price **£575,000**

13 Brocket Meadows

WARE, Ware

Stunning 3-bedroom semi-detached with flexible living space, kitchen/diner, downstairs WC and garden. Principal suite with en-suite. Off-street parking for two. Close to Ware station and amenities.

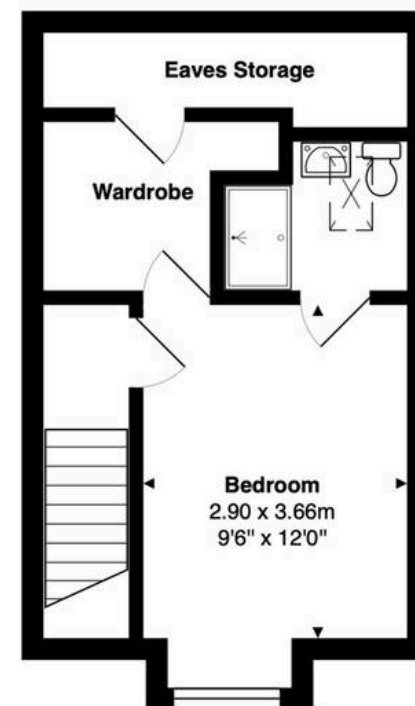
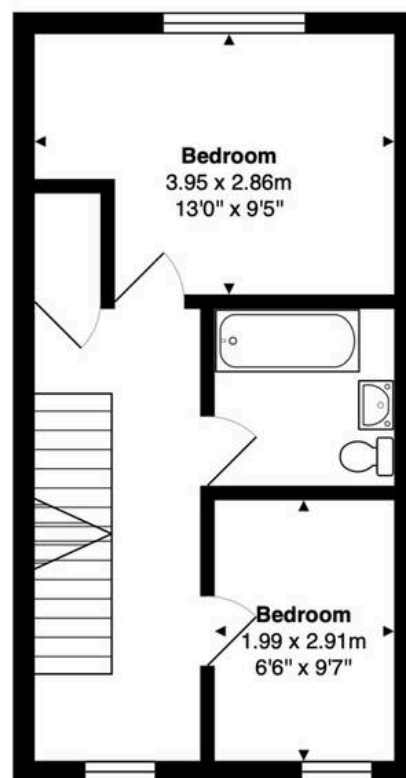
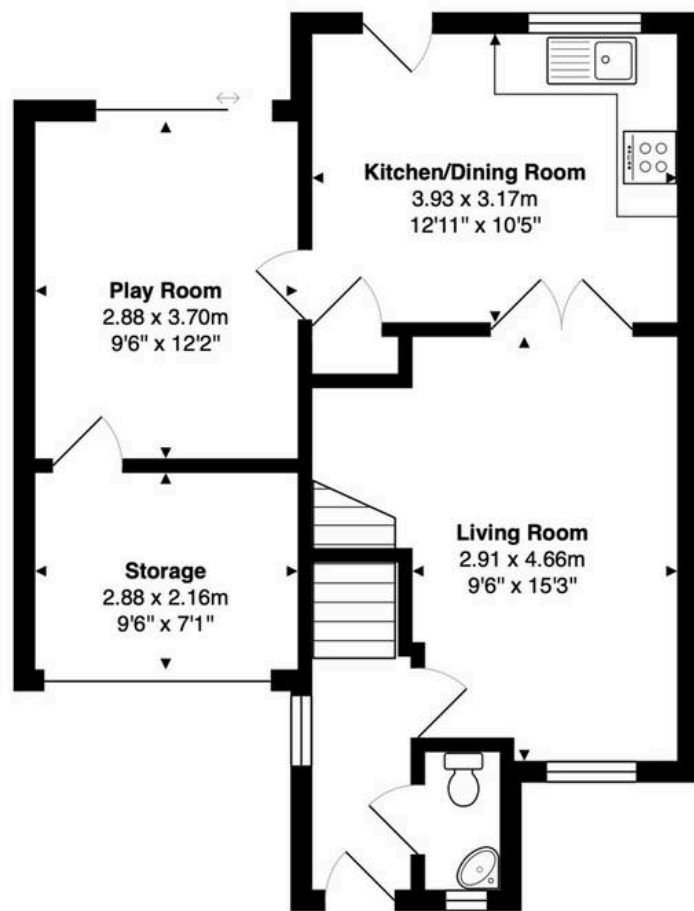
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Total Area: 112.1 m² ... 1207 ft²

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 double glazed window to side aspect, wood flooring, radiator, stairs rising to first floor landing, doors to:

Downstairs WC

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

Living Room

9' 7" x 15' 3" (2.91m x 4.66m)

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

Kitchen/Dining Room

12' 11" x 10' 5" (3.93m x 3.17m)

With double glazed window and door to the rear garden. Fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a porcelain sink and drainer unit, integrated washing machine, dishwasher, fridge/freezer, AEG gas hob, oven and extractor, large pantry cupboard, tiled splash back areas, tiled flooring, radiator, door to:

Play Room

9' 5" x 12' 2" (2.88m x 3.70m)

With double glazed sliding doors to the rear garden, wood flooring, radiator, door to storage area.

First Floor Landing

With double glazed windows to front aspect, stairs rising to second floor landing, radiator, airing cupboard with pressurised cylinder, doors to:

Bedroom Two

13' 0" x 9' 5" (3.95m x 2.86m)

With double glazed window to rear aspect, radiator.



Bedroom Three

6' 6" x 9' 7" (1.99m x 2.91m)

With double glazed window to front aspect, radiator.

Bathroom

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, tiled flooring, radiator.

Second Floor Landing

With door to:

Bedroom One

With double glazed window to front aspect, radiator, doors to:

Walk In Wardrobe

Handy walk in wardrobe space, with additional eaves storage behind.

En Suite Shower Room

With Velux window. Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.

External Storage

9' 5" x 7' 1" (2.88m x 2.16m)

Useful external storage area.





REAR GARDEN

A lovely manicured garden mainly laid to lawn with shed and nice patio seating area for alfresco dining and entertaining.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking for two vehicles.







Elliot Heath Estate Agents

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