



**Elliot Heath**  
ESTATE AGENTS

8 Star Street, Ware  
Guide Price £550,000

# 8 Star Street

Ware, Ware

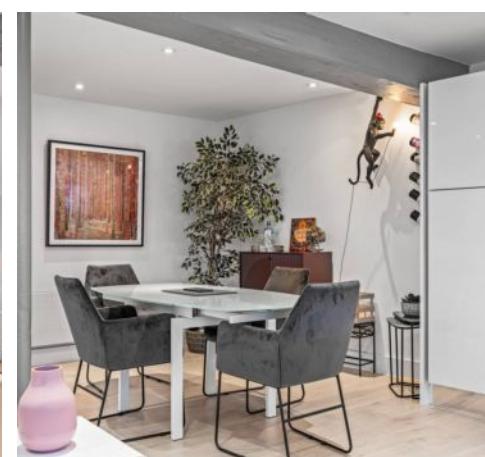
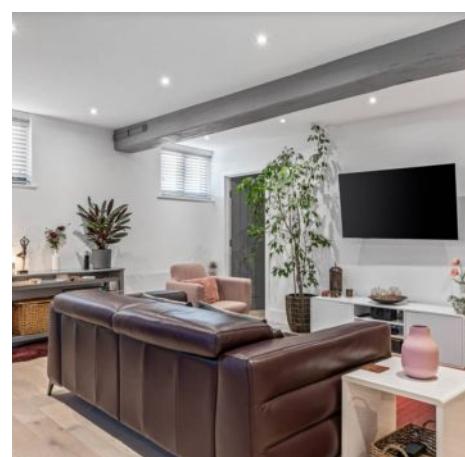
Luxury 3-bed malting's conversion in Ware's town centre, original beams & vaulted ceiling. Open plan living, integrated kitchen, 3 bedrooms with galleried study, bathroom, private garden, parking.

Council Tax band: D

Tenure: Freehold

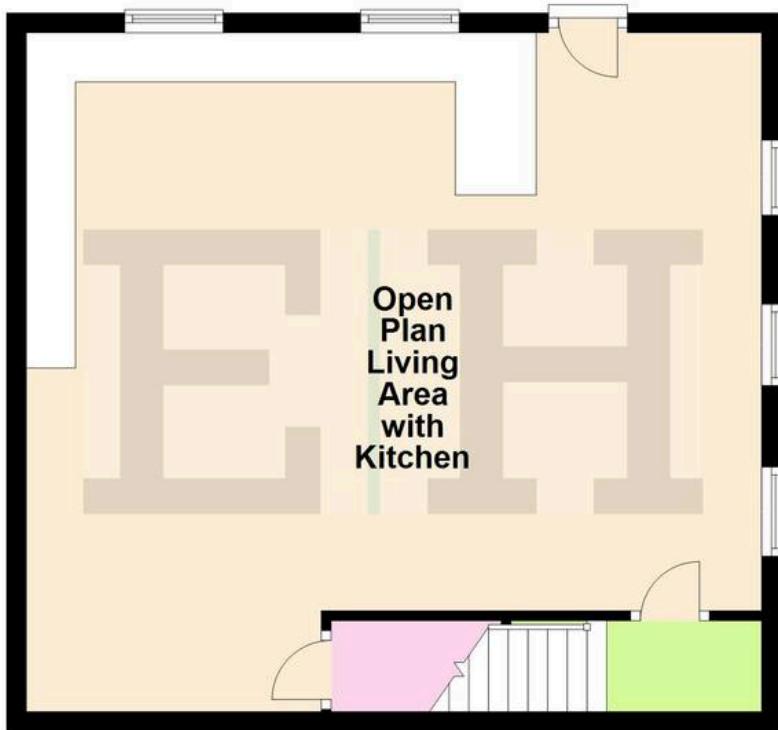
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Ground Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



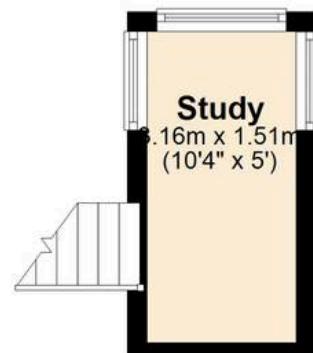
## First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



## Second Floor

Approx. 4.8 sq. metres (51.5 sq. feet)



Total area: approx. 107.7 sq. metres (1159.5 sq. feet)

## **Open Plan Living Area With Kitchen**

24' 6" x 18' 5" (7.47m x 5.61m)

Large, open plan living area fitted to an extremely high specification through out.

### **Kitchen Area**

Comprehensively fitted with a range of high gloss wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, mirrored plinths, integrated washing machine, dishwasher, fridge freezer, electric hob and double oven, tiled splash back areas, island unit, beautiful wood flooring.

### **Dining Area**

With ample space for a dining table, beautiful wood flooring.

### **Living Area**

Exposed original beams, double glazed windows with deep sills, three radiators, television and phone points, inset spot lighting in ceiling and large storage cupboard, beautiful wood flooring: Door leading to:

### **First Floor Landing**

An attractive illuminated, carpeted stairway with glass balustrade to vaulted first floor.

### **Bedroom One**

10' 0" x 13' 6" (3.05m x 4.11m)

Large double room with an original wooden stairway leading to feature study in the original malting's winch room, double glazed window and Velux, inset spotlights to ceiling, modern wall lights, feature painted beams, television and phone points, slimline radiator, fitted wardrobe cupboards.



**Bedroom Two**

22' 7" x 8' 9" (6.88m x 2.67m)

Large room situated to the front of the house with modern double glazed dual aspect windows, painted feature beams, inset spotlights to ceiling, modern down lighting on walls, slimline radiator, television and phone points, fitted wardrobe cupboards.

**Bedroom Three**

9' 2" x 6' 1" (2.79m x 1.85m)

Modern slimline radiator, Velux window remotely controlled through Bluetooth portable devices, inset ceiling lights, television and phone points

**Luxury Bathroom**

High vaulted ceiling to floor tiled luxury bathroom with original beam features, walk in drencher shower with glass screen, bath with handheld retractable shower head, large chrome heated towel rail, radiator, vanity sink unit, push button W/C, shaver point, extractor fan and double glazed window.

**Study**

10' 5" x 4' 10" (3.18m x 1.47m)

Triple aspect double glazed windows, exposed beams and ceiling spot lights. Roof storage space housing combination gas fired boiler.





## GARDEN

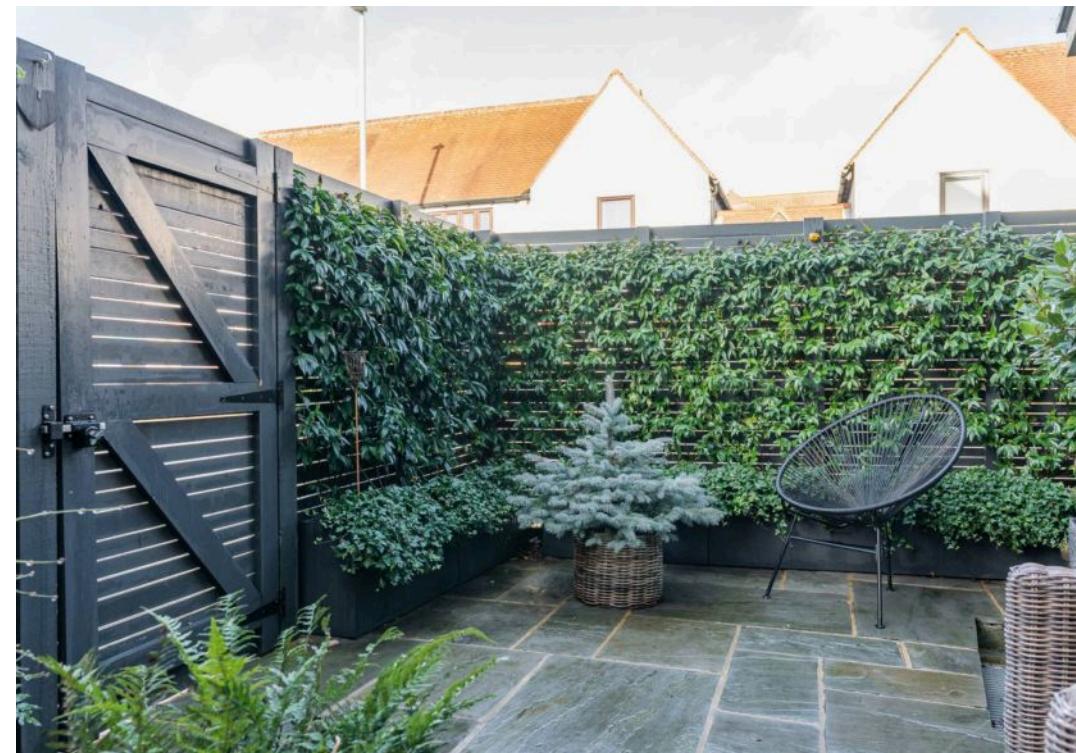
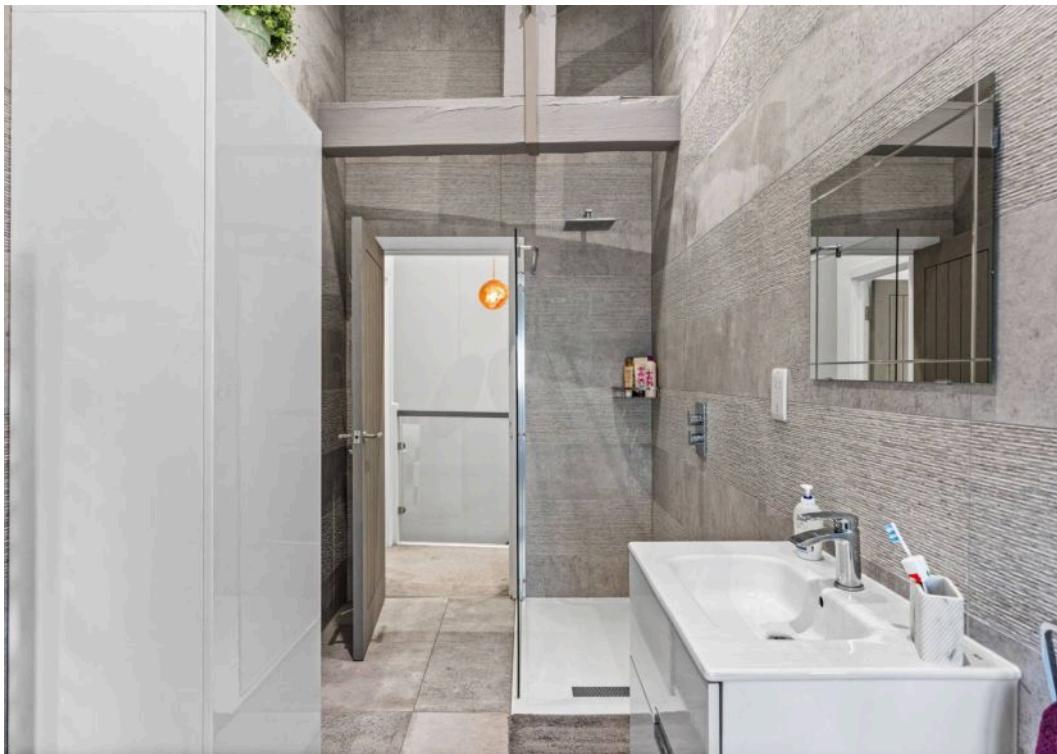
Courtyard garden to the front of the property.

## ALLOCATED PARKING

1 Parking Space

Allocated parking.







## Elliot Heath Estate Agents

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