



Elliot Heath
ESTATE AGENTS

7a Deerfield Close, Ware
Guide Price **£700,000**

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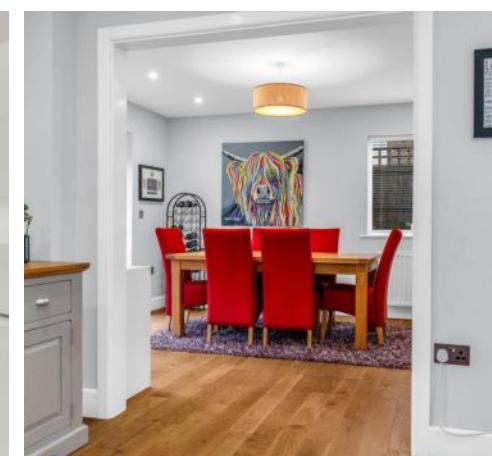
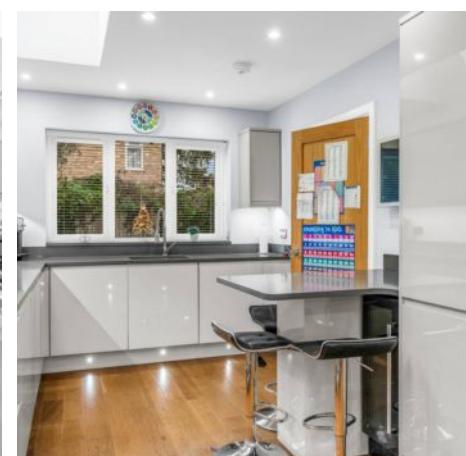
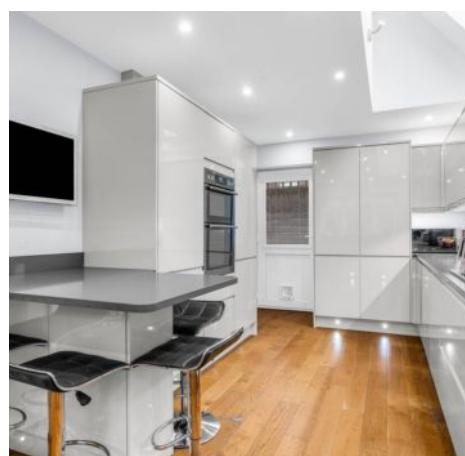
Ware, Ware

Rarely available individually built 3-bed detached home tucked away in quiet close in central Ware. 2 receptions, vaulted kitchen, en-suite, parking, private garden & summerhouse. Walk to station. Council Tax band: E

Tenure: Freehold

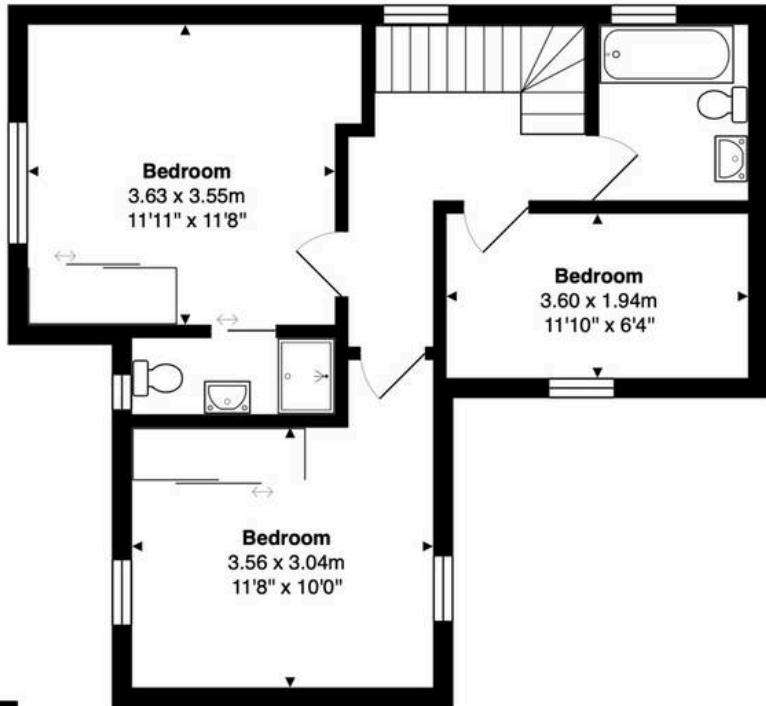
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

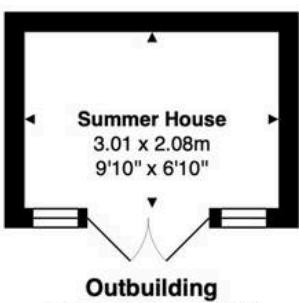




Ground Floor
Area: 58.3 m² ... 628 ft²



First Floor
Area: 47.9 m² ... 516 ft²



Outbuilding
Area: 6.3 m² ... 67 ft²

Total Area: 112.5 m² ... 1211 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

8' 7" x 15' 8" (2.61m x 4.77m)

Generous entrance hall, engineered Oak flooring, radiator, stairs rising to first floor landing, doors to:

Downstairs WC

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

Living Room

11' 7" x 13' 5" (3.52m x 4.08m)

Triple aspect with double glazed windows to front and side aspect and double glazed double doors opening onto the rear garden, engineered Oak flooring, radiator, open to:

Dining Room

12' 11" x 11' 10" (3.94m x 3.61m)

Dual aspect with double glazed window to rear aspect and double glazed double doors opening onto the rear garden, radiator, engineered Oak flooring, door to entrance hall.

Kitchen

9' 1" x 19' 0" (2.77m x 5.80m)

Dual aspect with double glazed window to front aspect and double glazed door giving access to the rear garden together with three skylight windows to the vaulted ceiling. Comprehensively fitted with a range of wall and base storage units with quartz work surfaces over incorporating a sink and drainer unit, fully integrated appliances, breakfast bar, engineered Oak flooring.

First Floor Landing

With double glazed window to side aspect with obscure glass, doors to:



Bedroom One

11' 11" x 11' 8" (3.63m x 3.55m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboard with mirrored sliding doors, door to:

En Suite Shower Room

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising fully tiled shower cubicle, wall hung wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

Bedroom Two

11' 8" x 10' 0" (3.56m x 3.04m)

Dual aspect with two double glazed windows, radiator, fitted wardrobe cupboards with mirrored sliding doors.

Bedroom Three

11' 10" x 6' 4" (3.60m x 1.94m)

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 with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, fully tiled, radiator.





FRONT GARDEN

Attractively planted front garden with rear and side gated access to rear garden

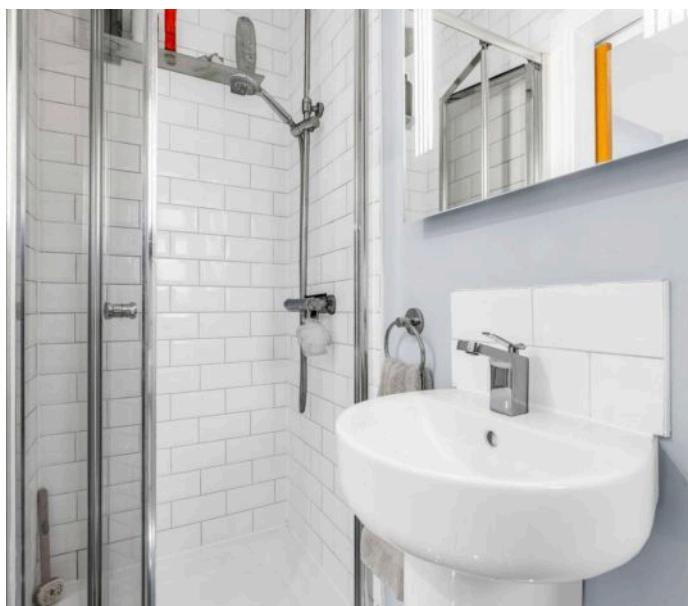
REAR GARDEN

The landscaped rear garden offers a generous patio seating area, with the remainder laid to lawn and complemented by raised beds and a pond. A further paved area accommodates a substantial summerhouse, currently used for storage but offering excellent potential as a home office or studio.

DRIVEWAY

3 Parking Spaces

Driveway providing ample off street parking.







Elliot Heath Estate Agents

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