

The Hayloft, Dickenson Way, Ware

£600,000 Freehold

Modern Kitchen with Integrated Appliances • Open-Plan Living • Off-Road Parking (Driveway) • Short Walk to Ware Town Centre • En-Suite to Master Bedroom • Private Patio Garden • Modern Interior Throughout • Contemporary Log Burner



Accommodation Comprises:

Lounge / Diner

18' 7" x 28' 5" (5.66m x 8.66m)

Kitchen

9' 8" x 10' 11" (2.94m x 3.33m)

Landing

Bedroom 1

11' 2" x 13' 2" (3.40m x 4.01m)

En-suite

7' 2" x 9' 8" (2.18m x 2.95m)

Bedroom 2

10' 5" x 11' 2" (3.17m x 3.40m)

Bedroom 3

5' 5" x 11' 2" (1.65m x 3.40m)

Bathroom

6' 9" x 6' 11" (2.06m x 2.11m)

Anti-Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.





Keith Ian are excited to bring to market this impressive detached home, offering an exceptional blend of contemporary design, spacious living, and practical features, perfectly suited to families and professionals alike. Ideally located just a stone's throw from the charming market town of Ware, the property enjoys an excellent position close to local amenities, riverside walks, shops, cafés, and transport links. The home boasts three generously sized bedrooms, two modern bathrooms, and a bright open-plan reception space that seamlessly connects the main living area with the dining zone. Elegant wood flooring throughout the ground floor complements the contemporary décor, while large windows, skylights, and Velux windows flood the home with natural light.

The sleek, modern kitchen is a standout feature, complete with stylish cabinetry, integrated appliances, a gas range cooker, and ample worktop space, ideal for both everyday living and entertaining. French doors from the living area open directly onto the private patio, creating a pleasant connection between the indoor and outdoor spaces. Further enhancing the property is off-road parking via a private driveway, while the striking exterior with dark timber cladding provides excellent kerb appeal. The living area benefits from a cosy log-burning stove, creating a warm and inviting focal point. The bedrooms are bright and well-proportioned, with skylight and Velux windows allowing plenty of natural light throughout. The principal bedroom benefits from a modern en-suite shower room, while the main family bathroom is finished to a high standard and includes a bath with a glass screen and a contemporary vanity unit.

Outside, the private patio is enclosed by stylish fencing and complemented by potted plants, providing a peaceful setting ideal for outdoor dining or relaxing. Combining stylish interiors with a fantastic location moments from Ware town centre, this beautifully presented home offers the perfect balance of convenience, comfort, and modern living.

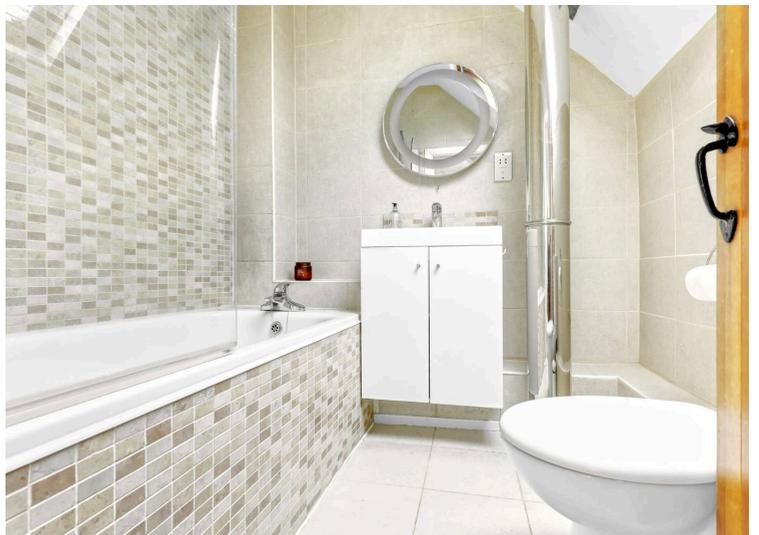
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

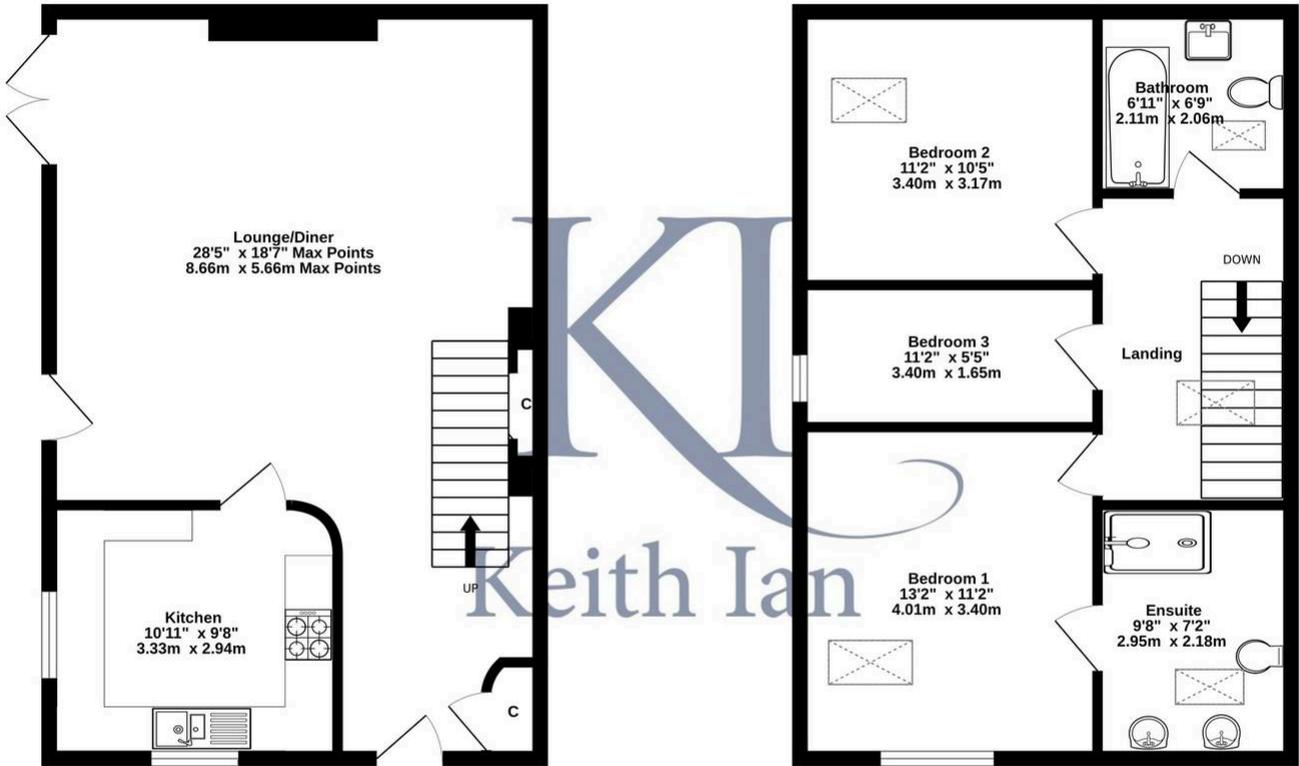
EPC Environmental Impact Rating: C





Ground Floor
520 sq.ft. (48.4 sq.m.) approx.

1st Floor
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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