



Elliot Heath
ESTATE AGENTS

30 Clarks Close, WARE
Guide Price £625,000

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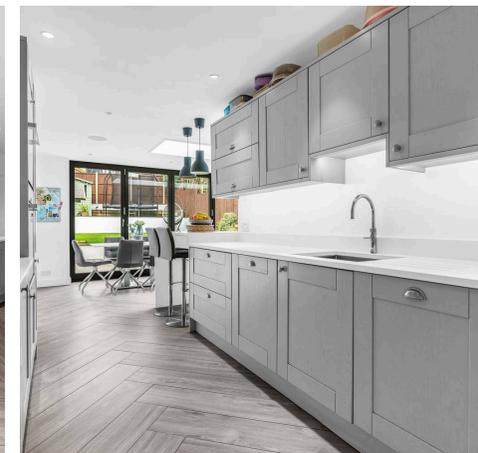
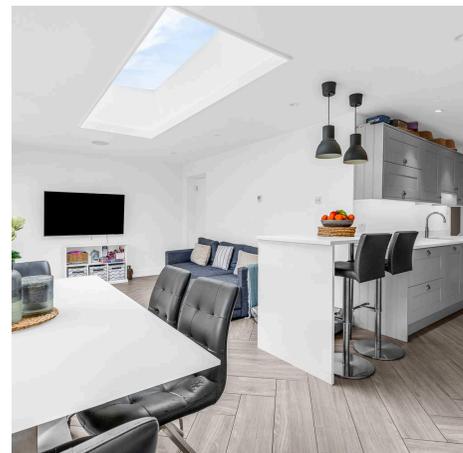
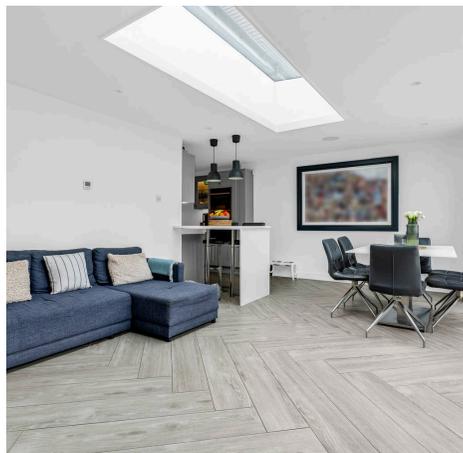
WARE, Ware

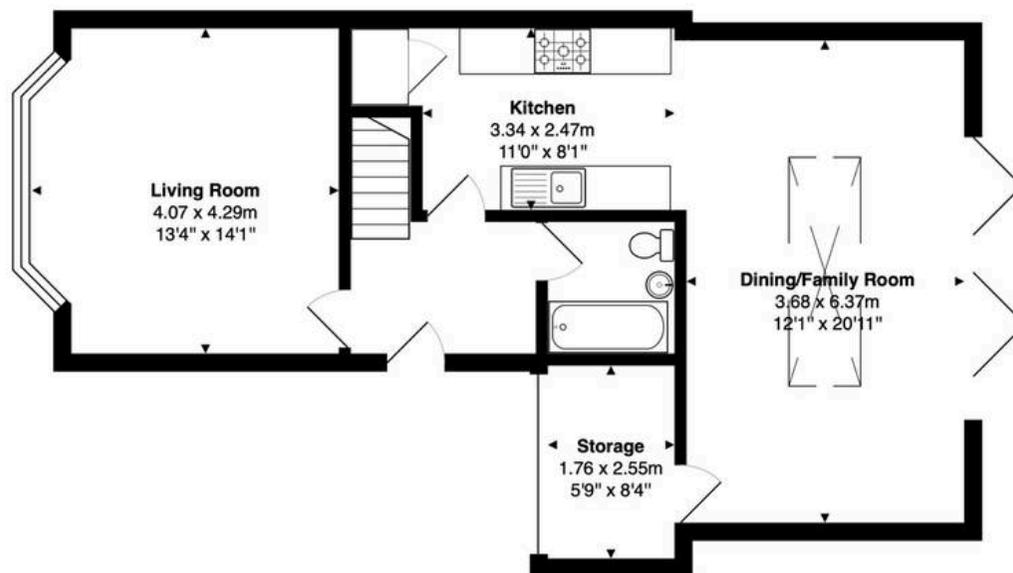
Beautifully presented 3-bed family home on the popular Kingshill development in Ware. Extended & finished to a high standard with bi fold doors to garden, parking & excellent local amenities nearby. Council Tax band: D

Tenure: Freehold

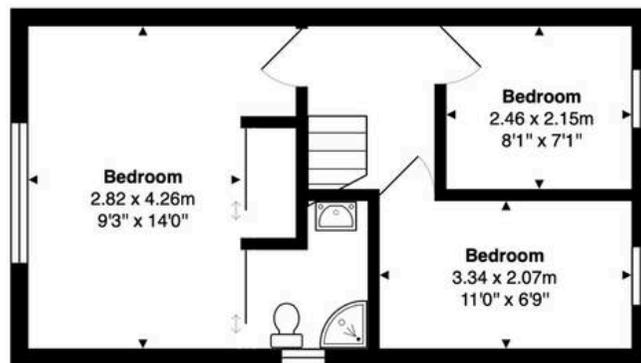
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor
Area: 64.8 m² ... 698 ft²



First Floor
Area: 34.1 m² ... 367 ft²

Total Area: 98.9 m² ... 1065 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 wood effect flooring, radiator, stairs rising to first floor landing, doors to:

Living Room

13' 4" x 14' 1" (4.07m x 4.29m)

With double glazed bay window to front aspect, radiator.

Downstairs Bathroom

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with circular wash hand basin, tiled splash back areas, wood effect flooring, radiator.

Kitchen

10' 11" x 8' 1" (3.34m x 2.47m)

Fitted with a range of wall and base storage units with work surfaces incorporating a sink and drainer unit, integrated appliances, space for American style fridge/freezer, breakfast bar, built in storage cupboard, wood effect flooring, open to:

Dining/Family Room

12' 1" x 20' 11" (3.68m x 6.37m)

With double glazed bi fold doors opening onto the rear garden together with a large atrium skylight, wood effect flooring, door to:

Storage

5' 9" x 8' 4" (1.76m x 2.55m)

External storage area formerly the garage.

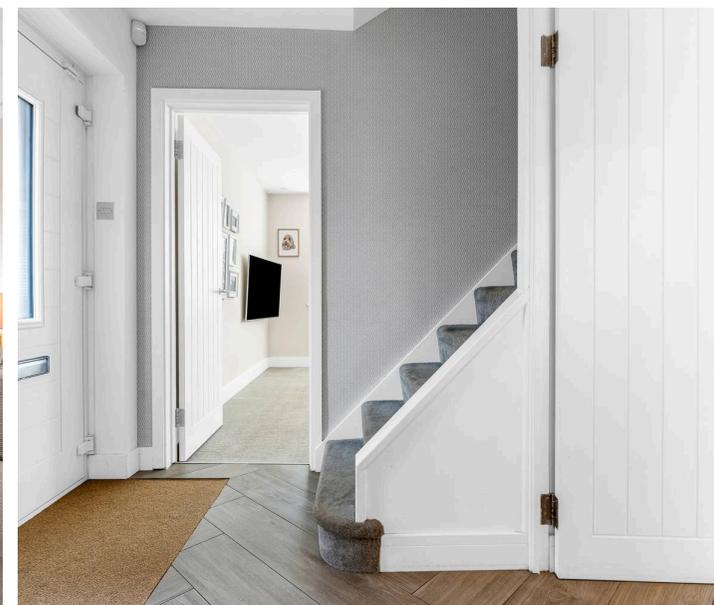
First Floor Landing

With doors to:

Bedroom One

9' 3" x 14' 0" (2.82m x 4.26m)

With double glazed window to front aspect with fitted shutters, radiator, panelling to half height, fitted wardrobe cupboard with sliding doors, door to:



En Suite Shower Room

With double glazed window to side aspect with obscure glass. Fitted with a suite comprising shower cubicle, dual flush wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail.

Bedroom Two

10' 11" x 6' 9" (3.34m x 2.07m)

With double glazed window to rear aspect with fitted shutters, radiator.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.15m)

With double glazed window to rear aspect with fitted shutters, radiator.





REAR GARDEN

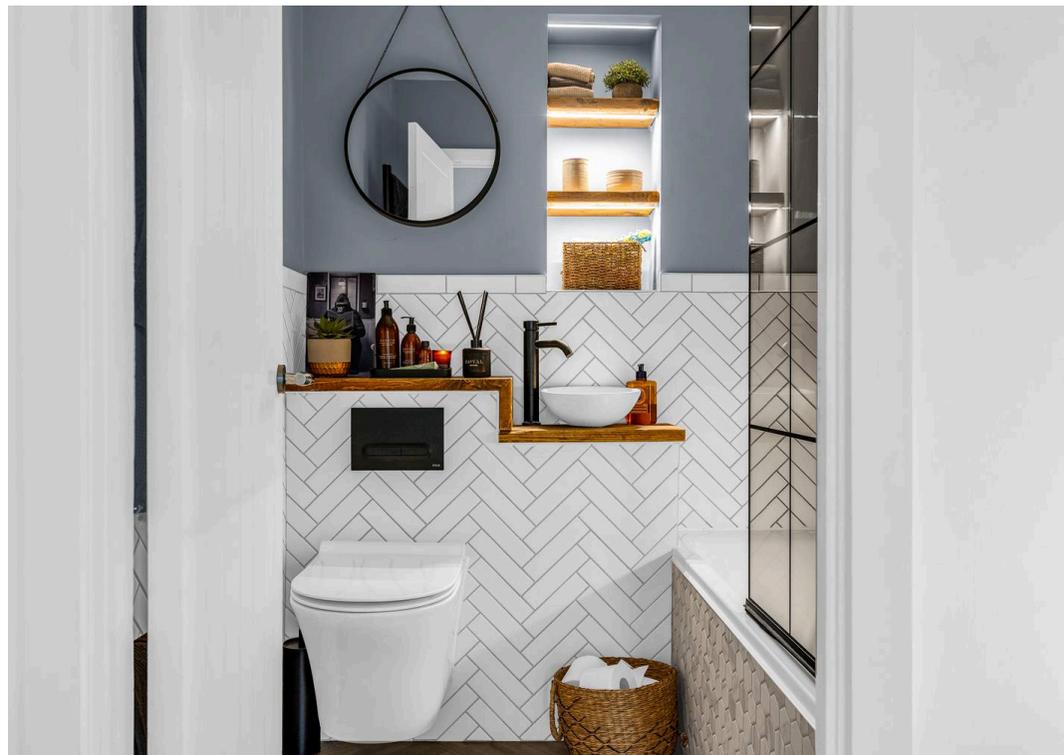
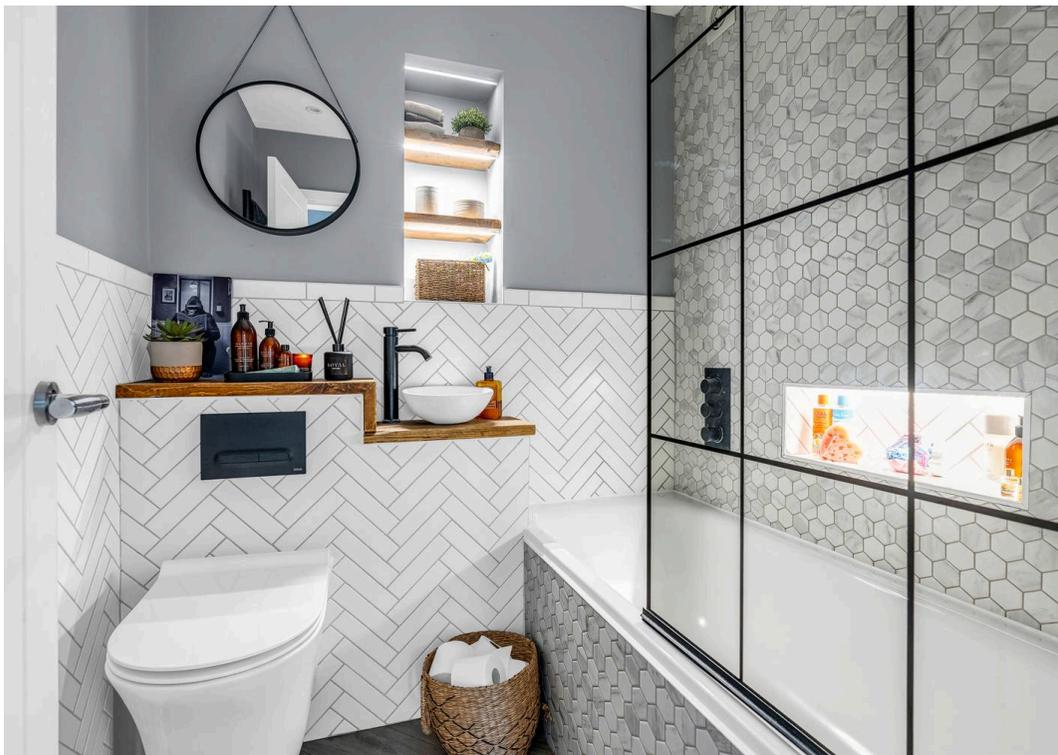
Beautifully landscaped, low-maintenance rear garden arranged over three levels. The garden features an attractively paved seating area, steps leading up to an artificial lawn with raised beds and a summerhouse, and a further raised section at the rear housing a timber garden shed.

DRIVEWAY

2 Parking Spaces

Block paved driveway providing off street parking and access to the external storage.







Elliot Heath Estate Agents

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