



Elliot Heath
ESTATE AGENTS

3 Valley Close, Wengeo Lane
Guide Price **£1,175,000**

3 Valley Close

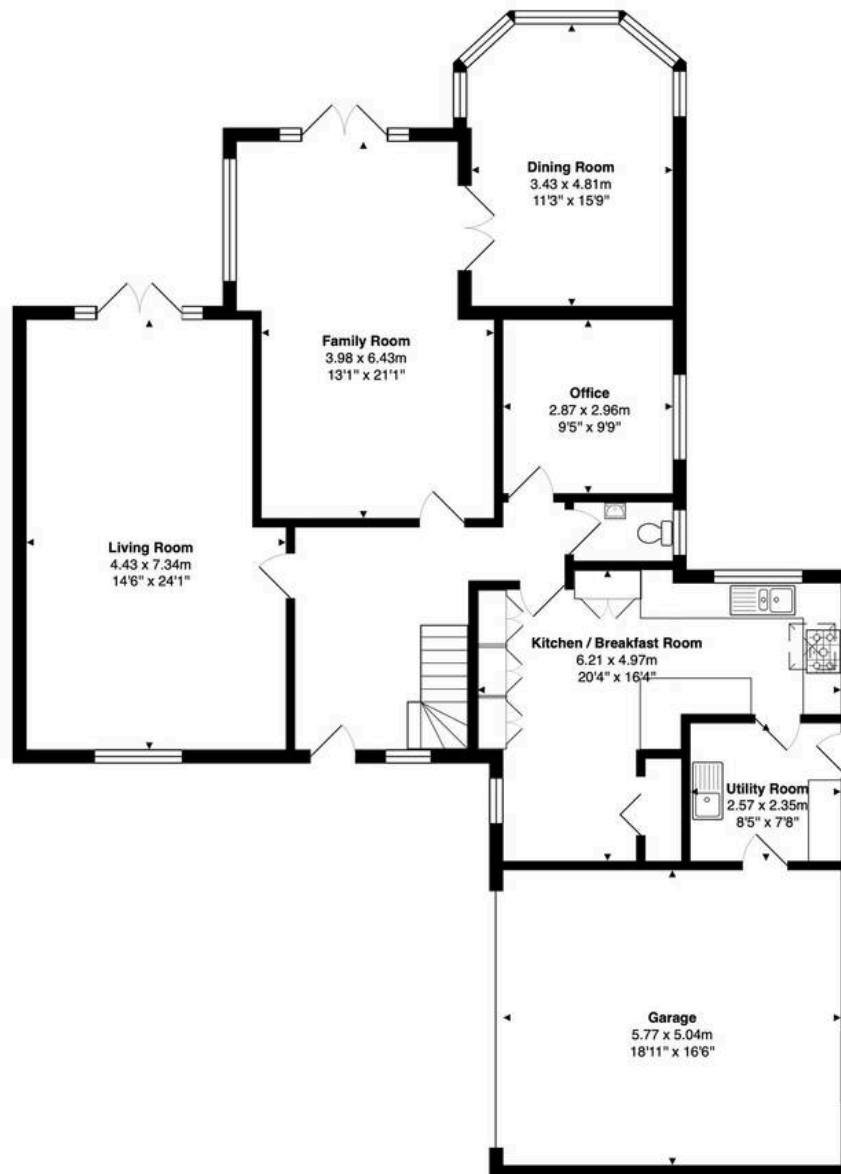
Wengeo Lane, Ware

Spacious 5-bed detached home in quiet cul de sac near Ware. Versatile living space, landscaped gardens, main bedroom suite with terrace, double garage. Close to town centre amenities & train station.

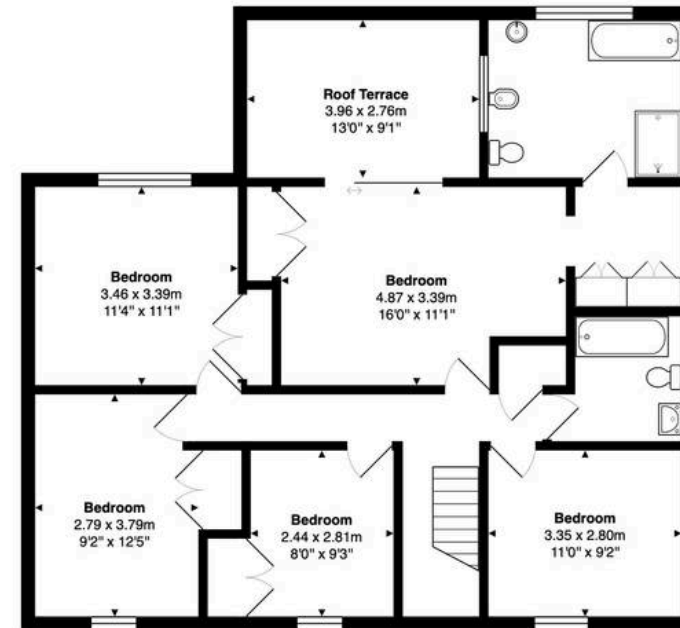
Council Tax band: G

Tenure: Freehold





Ground Floor
Area: 159.2 m² ... 1713 ft²



First Floor
Area: 102.2 m² ... 1100 ft²

Total Area: 261.4 m² ... 2813 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 porthole window to front aspect, stairs rising to first floor landing, radiator, tiled flooring, doors to:

Living Room

14' 6" x 24' 1" (4.43m x 7.34m)

Dual aspect with double glazed window to front aspect and double glazed double doors and window opening to the rear garden, three radiators, feature fireplace.

Family Room

13' 1" x 21' 1" (3.98m x 6.43m)

With double glazed window to side aspect with fitted shutters and double doors and windows opening onto the rear garden, wood flooring, three radiators, double doors opening onto:

Dining Room

10' 11" x 15' 9" (3.34m x 4.81m)

Of double glazed and brick construction with fitted shutters to the windows, wood flooring, radiator.

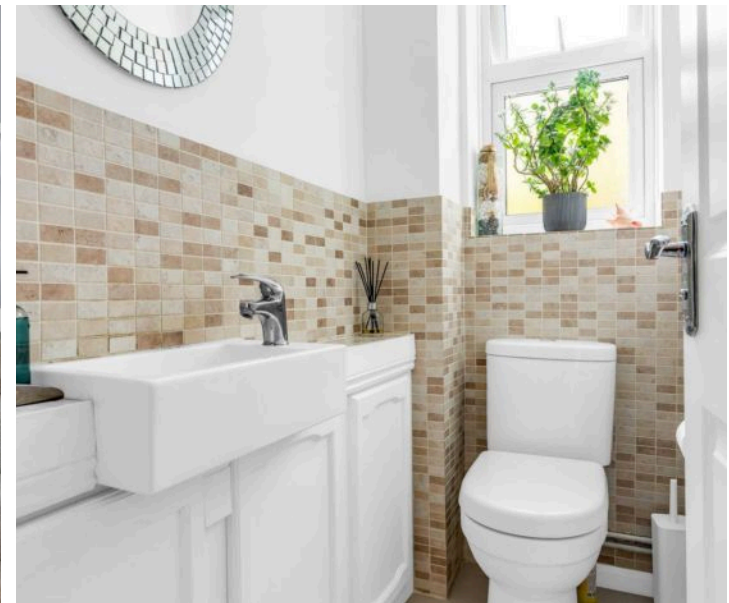
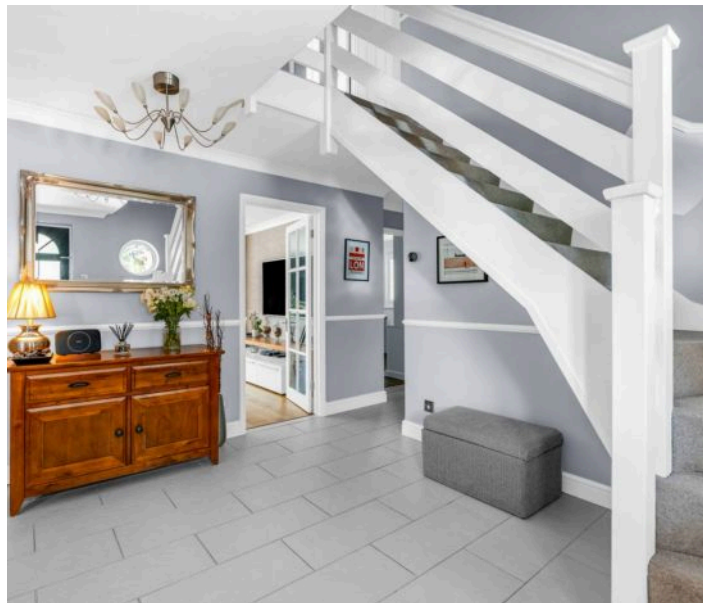
Office

9' 5" x 9' 9" (2.87m x 2.96m)

With double glazed window to side aspect with fitted shutters, wood flooring, radiator, fitted office furniture to include desk and storage to front and bookcase and storage to rear.

Downstairs WC

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



Kitchen/Breakfast Room

20' 4" x 16' 4" (6.21m x 4.97m)

With double glazed windows to rear and side aspect together with a Velux window. Comprehensively fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, fully integrated, space for American style fridge/freezer, tiled flooring, radiator, door to:

Utility Room

8' 5" x 7' 9" (2.57m x 2.35m)

With door giving access to outside and door to the garage. Fitted with a range of base storage units with granite work surfaces over incorporating a sink and drainer unit, appliance space, tiled flooring.

First Floor Landing

With built in storage cupboard, loft access, radiator, doors to:

Bedroom One

16' 0" x 11' 1" (4.87m x 3.39m)

With double glazed sliding doors to the roof terrace with lovey views over the garden, fitted wardrobe cupboard, radiator, open to:

Dressing Area

With fitted wardrobe cupboards and door to:

En Suite Bathroom

With double glazed windows to rear aspect with obscure glass. Fitted with a suite comprising tile enclosed bath, separate large walk in shower, vanity unit with wash hand basin, bidet, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel.



Bedroom Two

11' 4" x 11' 1" (3.46m x 3.39m)

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

Bedroom Three

9' 2" x 12' 5" (2.79m x 3.79m)

With double glazed window to front aspect with fitted shutters, radiator, fitted wardrobe cupboards.

Bedroom Four

11' 0" x 9' 2" (3.35m x 2.80m)

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

Bedroom Five

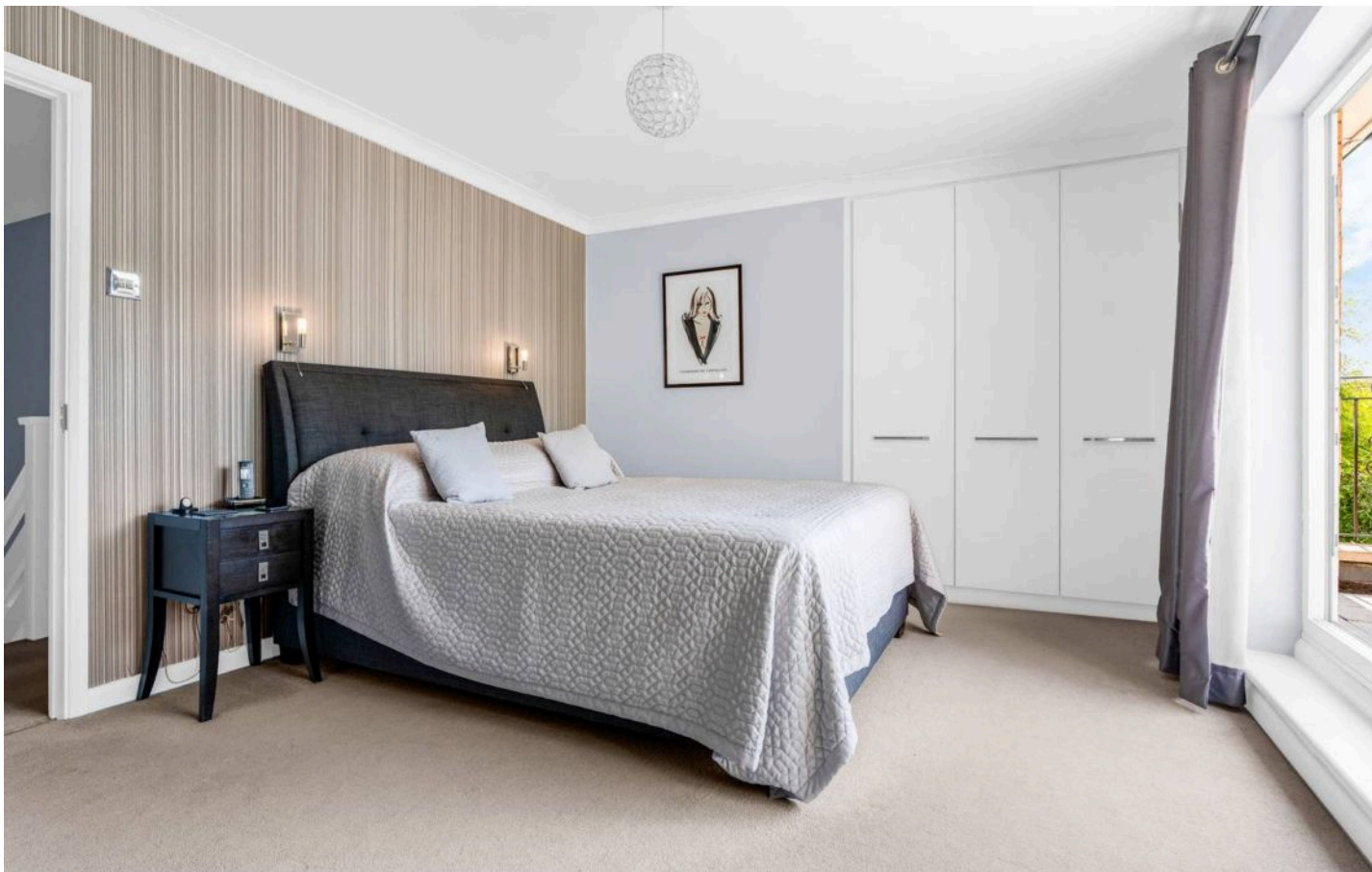
8' 0" x 9' 3" (2.44m x 2.81m)

With double glazed window to front aspect with fitted shutters, radiator, fitted wardrobe cupboards.

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, dual flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





FRONT GARDEN

The front garden is laid to lawn with attractive planting affording much privacy, gated access to the rear garden.

REAR GARDEN

The rear garden is of a very good size and attractively landscaped with heavily stocked and mature borders, patio seating areas, summer house and timber garden shed.

ROOF TERRACE

The property features the unusual benefit of a roof terrace accessed via the main bedroom with lovely views over the garden.

DRIVEWAY

4 Parking Spaces

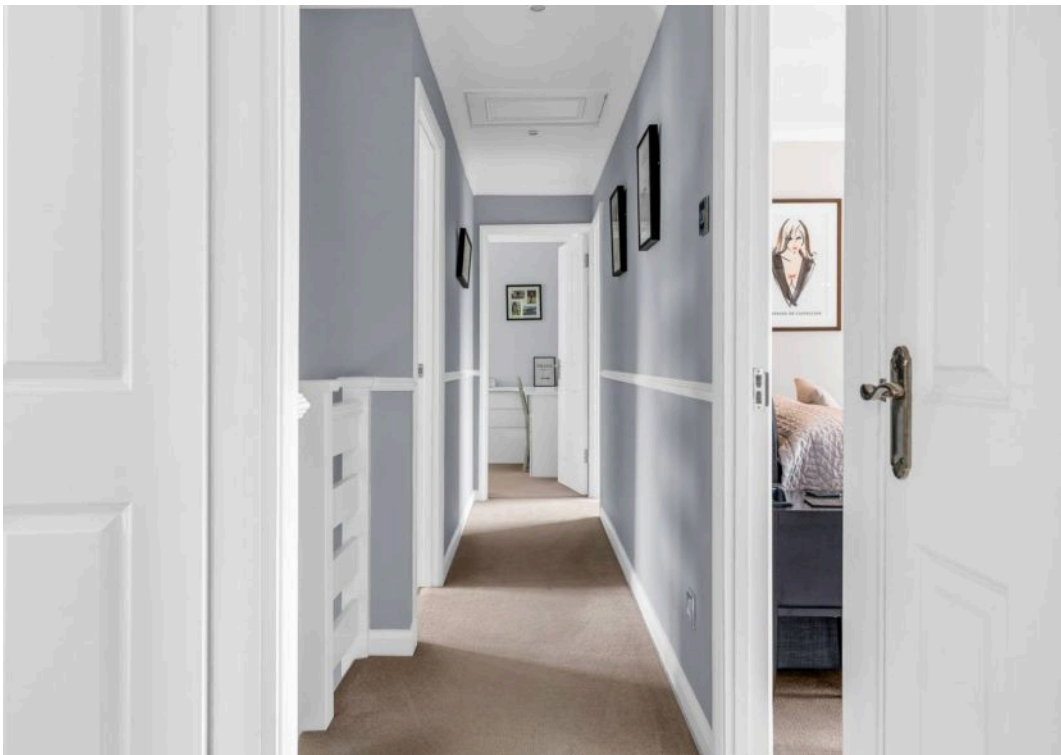
Generous gravel driveway providing off street parking for several vehicles. EV car charger next to the garage

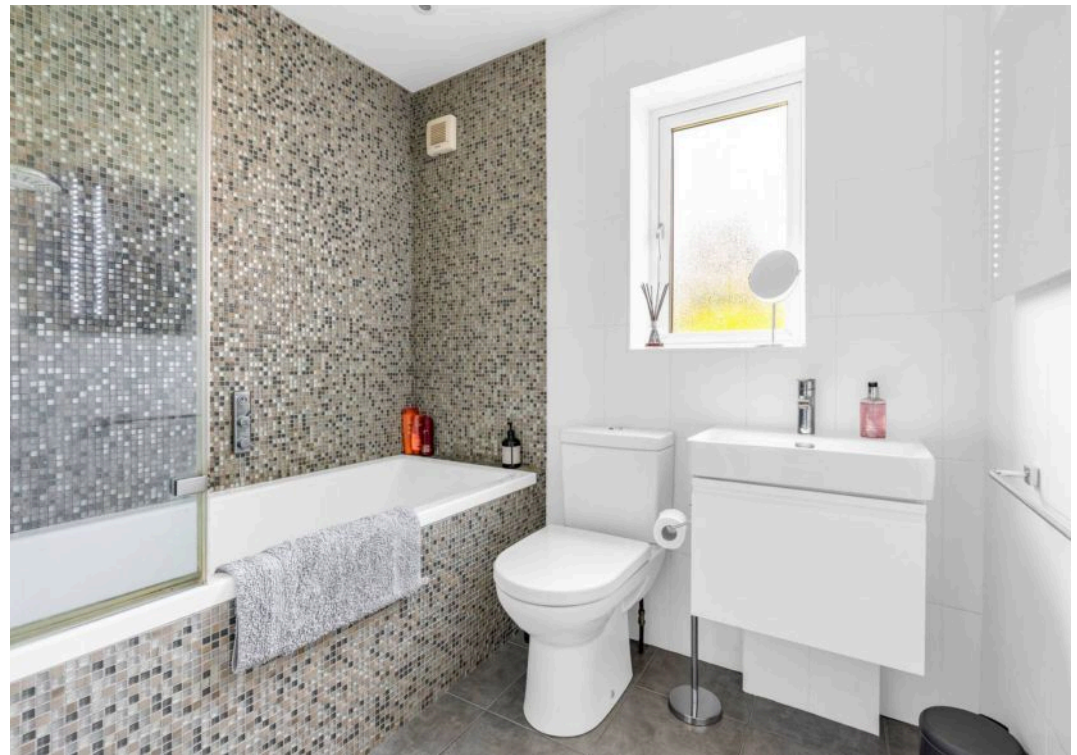
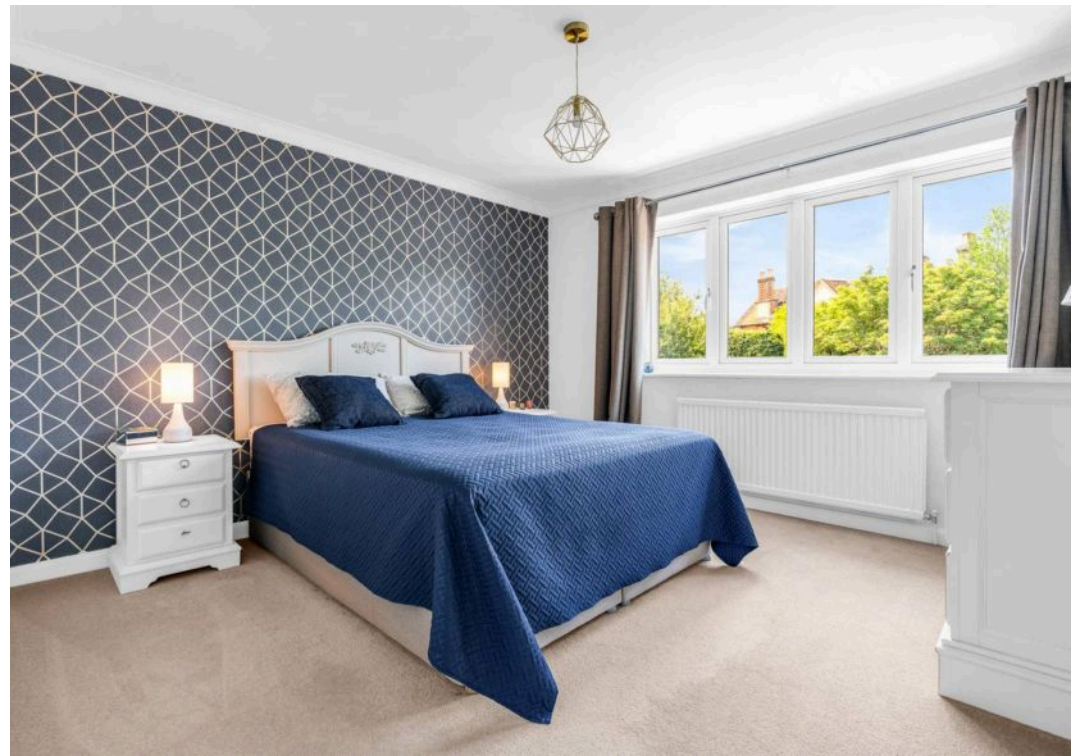
DOUBLE GARAGE

2 Parking Spaces

Double garage measuring approximately 5.77 x 5.04 (18'11 x 16'6) with electric door to front aspect and personnel door to the utility room.











Elliot Heath Estate Agents

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