



**Elliot Heath**  
ESTATE AGENTS

**10 Cowper Close, Ware**  
Guide Price £580,000



# 10 Cowper Close

Ware, Ware

Modern 4-bed semi-detached home in Ware, built in 2019. 3 floors, integrated kitchen, spacious lounge/dining area, off-street parking, landscaped gardens. EPC B, NHBC cover. Council Tax band: E

Tenure: Freehold

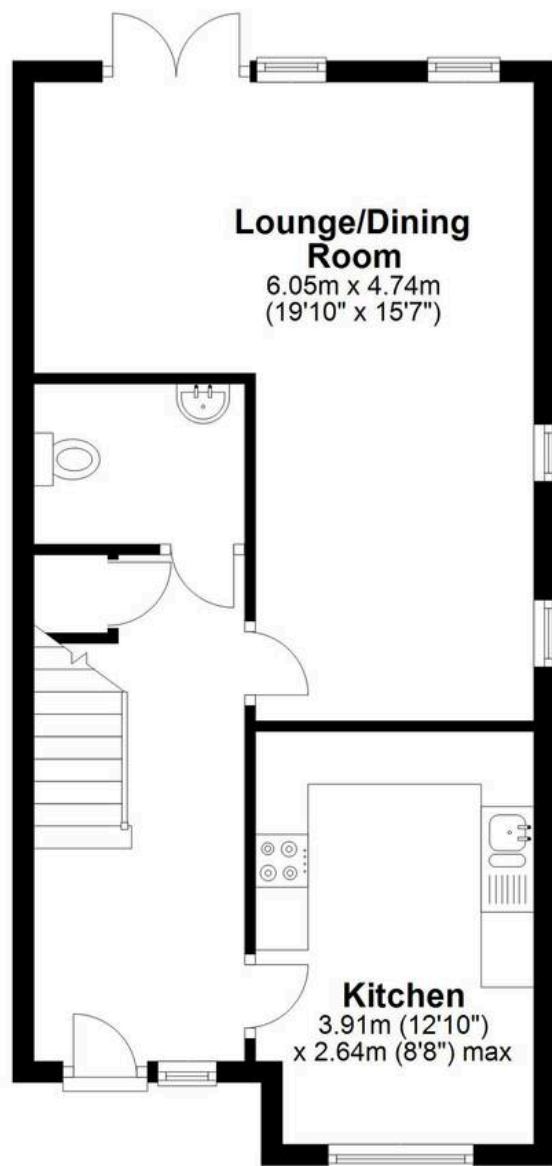
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



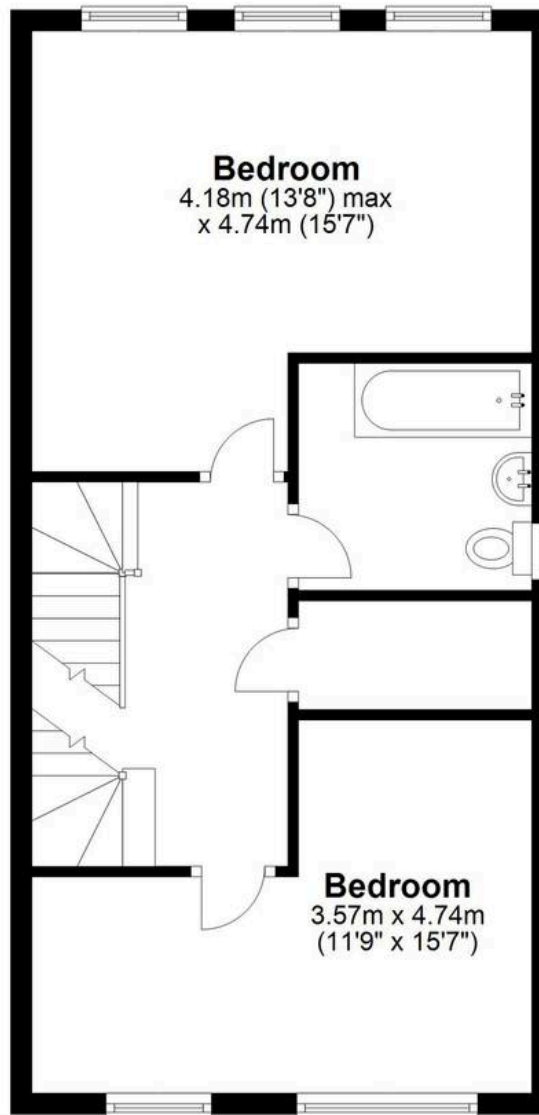
## Ground Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



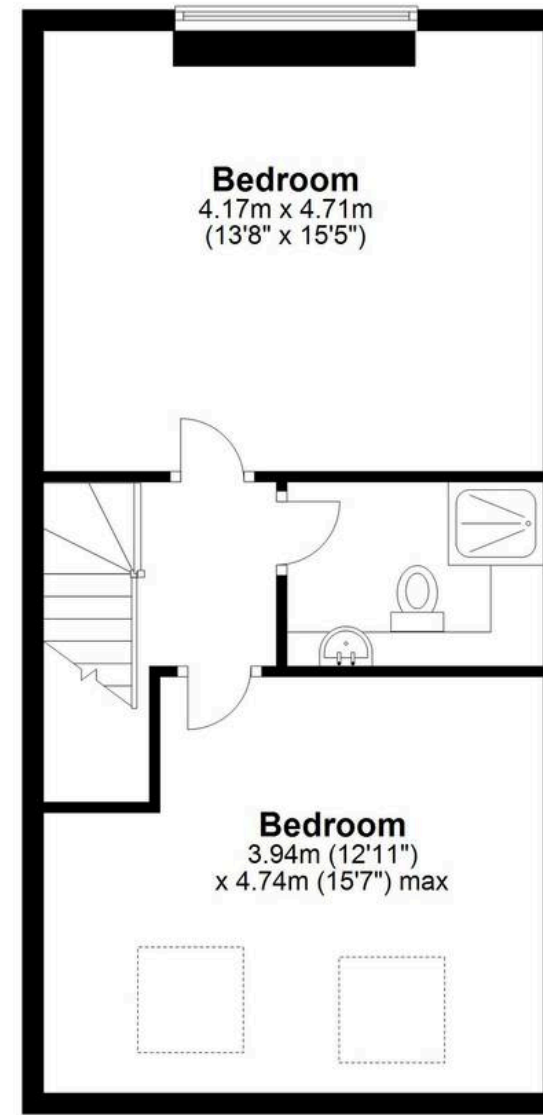
## First Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



## Second Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



Total area: approx. 141.2 sq. metres (1520.0 sq. feet)

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.

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### Entrance Hall

With double glazed window to front aspect, radiator, wood flooring, built in storage cupboard and doors to:

### Downstairs WC

Fitted with a suite comprising concealed cistern wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, radiator.

### Kitchen

12' 10" x 8' 8" (3.91m x 2.64m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, tiled flooring, radiator.

### Lounge/Dining Room

19' 10" x 15' 7" (6.05m x 4.74m)

Dual aspect with double glazed window to side aspect and double glazed windows and double doors to the rear garden, wood flooring, two radiators.

### First Floor Landing

With stairs rising to second floor landing, large built in storage cupboard, radiator, doors to:

### Bedroom One

13' 9" x 15' 7" (4.18m x 4.74m)

With double glazed windows to rear aspect, radiator.

### Bedroom Two

11' 9" x 15' 7" (3.57m x 4.74m)

With double glazed windows 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, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.





**Second Floor Landing**

With radiator and doors to:

**Bedroom Three**

13' 8" x 15' 5" (4.17m x 4.71m)

With double glazed windows to rear aspect, radiator.

**Bedroom Four**

12' 11" x 15' 7" (3.94m x 4.74m)

With two double glazed Velux windows with fitted blinds to front aspect, radiator.

**Shower Room**

Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.





### **FRONT GARDEN**

Attractively planted front garden with gated access to the rear garden.

### **REAR GARDEN**

Large paved seating area housing timber garden shed with the remainder laid to lawn and shrub borders.

### **OFF STREET**

2 Parking Spaces

Parking on paved driveway next to house plus additional allocated parking bay.











## Elliot Heath Estate Agents

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