



## 12 North Drive, High Cross

Ware

Guide Price **£650,000**



## 12 North Drive

High Cross, Ware

Ensum Brown are pleased to present this excellent double storey extended semi-detached home. Accommodation comprises of an open-plan living room, dining room and kitchen, snug, utility room, downstairs WC, four bedrooms and two bathrooms. Low maintenance wraparound rear garden & large driveway.

Council tax band: E

Tenure: Freehold



## PROPERTY INSIGHT

As you approach the property, you are welcomed by a large gravelled driveway with a small front garden and large wooden gate, which has space for numerous vehicles. Stepping into the hallway, this is a welcoming space that has been neutrally decorated with wood flooring. The great thing about this hallway is that you have access to both sections of the house, with a door to your left leading you into the open plan living room, dining room and kitchen, while the door on your right leads you into the separate reception room.

The ground floor level comprises of spacious and well thought out open-plan accommodation, with the living room, dining room and kitchen being separated by archways. The living room is a spacious room with an attractive bay window styled with white shutters and a working feature fireplace. This room has been tastefully and neutrally decorated, with wood flooring and fresh white walls. Similarly, the dining room has been beautifully done and has plenty of space for a large 6-8 seater dining table.

Continuing through, adjoining the dining room is the large kitchen which has been fitted with a range of wall and base black gloss units with chrome accents and white Quartz marble effect worktops, as well as an island that doubles as a breakfast bar, that was added by the owners recently. Integrated within the kitchen is a large stainless steel oven with a 7 ring gas hob and stainless steel extractor and sink with a black curved tap. There is also ample space for a dishwasher and large fridge/freezer. The great thing about this kitchen is not only the open plan nature, but also the patio doors leading into the garden, creating a lot of light and easy access in the garden if al-fresco dining is desired.

Going into the third reception room, this is a fantastic space for a second living room, snug room, kids playroom or even double office, which the current owners use this space for. This is a beautifully bright room due to the large window overlooking the front aspect, and patio doors leading into the south east facing section of the garden.

Next to this room is the utility room/boot room, which was previously the kitchen when this section of the house was used as an annexe. The utility room has a range of wall and base units which follow the style of the kitchen units, a chrome sink and space for a washing machine and tumble dryer. The current owners have also added a large coat rack, and due to the patio door that leads into the garden, this could be used as a boot room.





Heading upstairs, this level homes four good sized bedrooms, three of which are large doubles, and two bathrooms. The split landing divides the upstairs space well, with the principle bedroom and en-suite bathroom being location to the right and the remaining three bedrooms and family bathroom to the left.

The principle bedroom is a fantastic size double bedroom, with ample space for freestanding or fitted wardrobes, and has been neutrally decorated. The en-suite to this bedroom is also a fantastic size, comprising of a four piece suite including a white corner bath tub, a large white hand basin with three storage cupboard beneath, a low level flush WC and enclosed shower cubicle with chrome shower head. There is also a large chrome heated tower rail and extra storage cupboards on either side of the hand basin. Much like the bedroom, this en-suite has been neutrally decorated, with beige floor tiles, accompanied with beige coloured walls.

As you head over to the other side of the landing, you will come across the remaining three bedrooms. The second bedroom is a fantastic size and has been tastefully decorated with wood flooring and fresh white walls. There are also two alcove's, one of which currently has a large double wardrobe with black sliding doors, and a smaller alcove which is ideal for a small chest of drawers. Next to this room is bedroom three, which similarly is also a great sized double bedroom with wood flooring, white walls and ample space for freestanding wardrobes. The airing cupboard is also located in this room.

The fourth bedroom is a good sized single bedroom, which is ideal for an office space. The current owners have this as a storage room, with two large neutral wardrobes with gloss sliding doors, and built in shelves for extra organisation. There is also a separate family shower room located on this floor which comprises of a three piece suite, including a low level flush WC, white hand basin with storage beneath and enclosed shower cubicle with chrome hand held shower head. Finally, there is also access to the loft which is part boarded and ideal for storage.

Externally, there are two well maintained spaces which join to form a wraparound garden. The first space is just outside of the kitchen and has been paved throughout, making this the ideal space for al-fresco dining. As you continue round to the right of the property you will see the second garden space, which is a lovely south east facing area that has been laid to lawn. There is also side access through to the driveway from here, which accommodates at least four cars.

- Large Driveway for 4+ Cars
- Double Storey Extended
- Three Reception Rooms

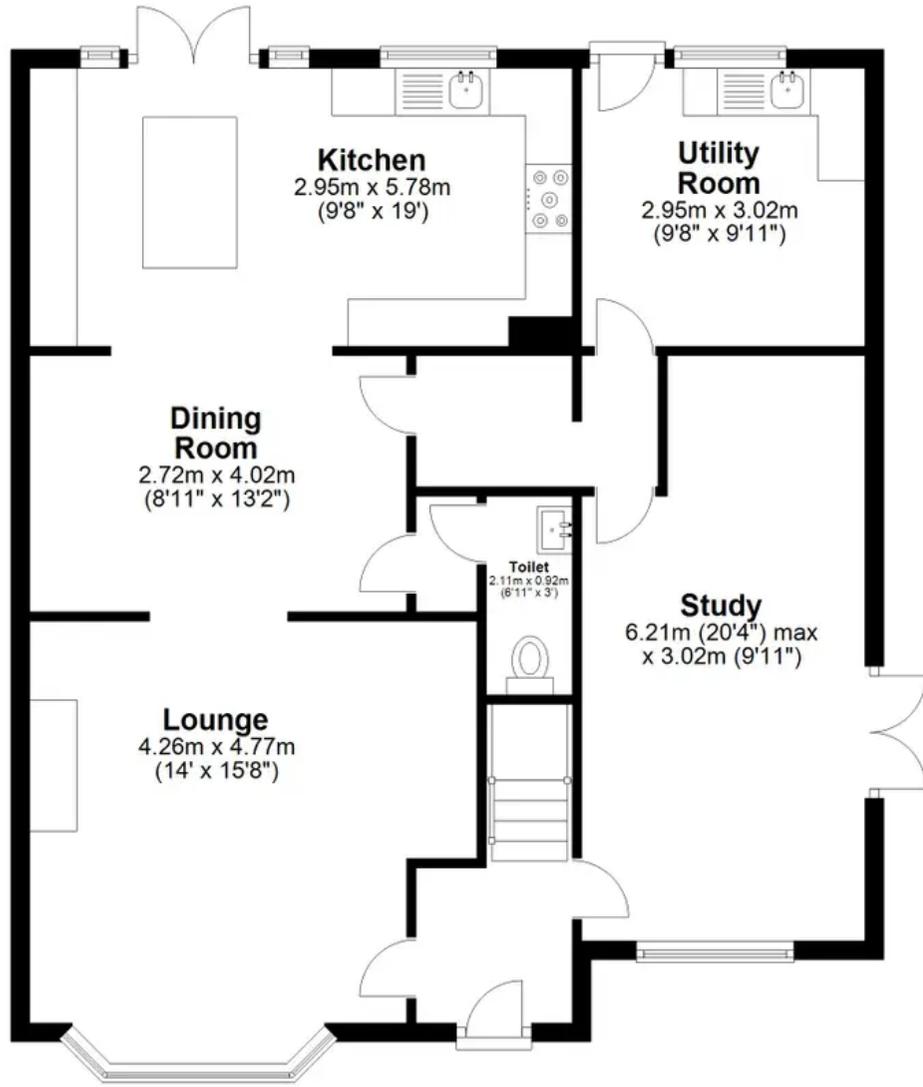






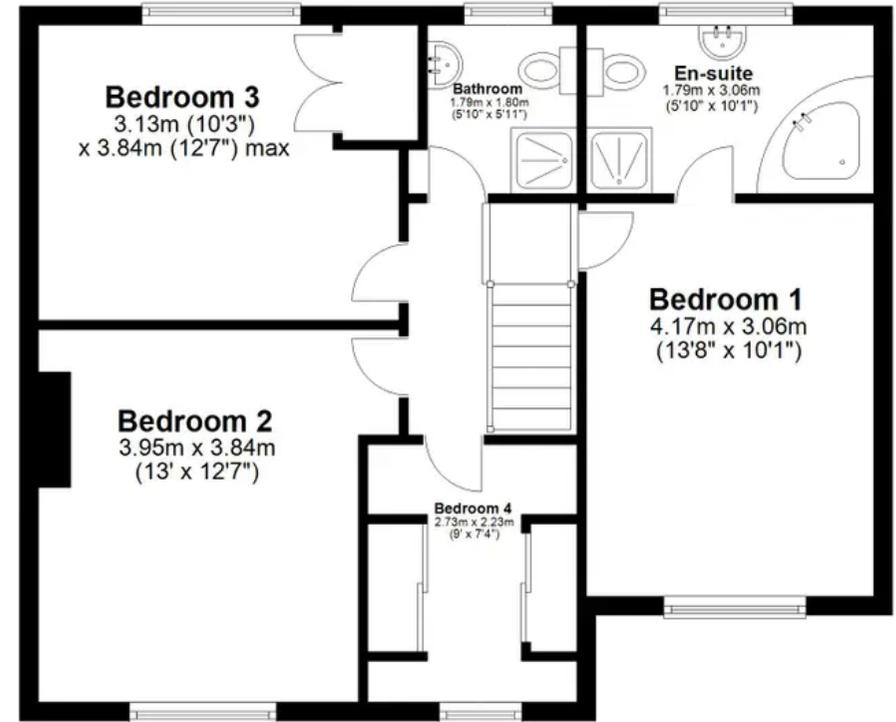
## Ground Floor

Approx. 87.9 sq. metres (945.9 sq. feet)



## First Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 148.3 sq. metres (1596.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.