



Elliot Heath
ESTATE AGENTS

45 Dovedale, WARE
Guide Price £525,000

45 Dovedale

WARE, Ware

Beautiful family home in sought-after Ware location. Thoughtfully extended with spacious living areas, stunning kitchen, 3 beds, two bath, utility, garden, driveway, garage. Close to amenities. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Lobby

With built in storage cupboard and door to:

Living Room

With Upvc double glazed window to front aspect, radiator, stairs to first floor landing, under stairs storage cupboard, access to:

Dining Room

8' 4" x 9' 11" (2.54m x 3.01m)

With radiator, doors to utility and shower room, open plan to:

Kitchen

14' 11" x 12' 1" (4.54m x 3.68m)

With Upvc double glazed double doors and window to the rear garden and two skylight windows. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled flooring with under floor heating.

Utility Room

6' 10" x 4' 10" (2.09m x 1.47m)

With wall mounted boiler, space and plumbing for washing machine, tiled flooring with under floor heating.

Shower Room

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

First Floor Landing

With loft access, airing cupboard, additional over stairs storage cupboard, doors to:

Bedroom One

9' 6" x 13' 4" (2.89m x 4.07m)

With Upvc double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding doors.

Bedroom Two

8' 5" x 12' 2" (2.57m x 3.70m)

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



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FRONT GARDEN

Front garden laid to lawn and gated access to the rear garden.

REAR GARDEN

Beautifully landscaped rear garden laid to artificial lawn with raised bed and steps to the kitchen. Rear gate leading out to garage arranged en bloc.

DRIVEWAY

2 Parking Spaces

Driveway to the front for parking for two vehicles.

GARAGE EN BLOC

1 Parking Space

Garage arranged en bloc to the rear of the property.







Elliot Heath Estate Agents

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