



| 44 Whiteley Close | Dane End | SG12 0NB

Price guide £315,000

EMBRACE THE VILLAGE LIFE - THREE LARGE RECEPTION ROOMS and a peaceful rural existence with this EXTENDED home with GARAGE AND DRIVEWAY situated close to local CONVENIENCE STORE AND VILLAGE PUB. This fully double glazed home offers SPACIOUS family accommodation throughout to include 16' lounge, 21' FAMILY ROOM, 14' CONSERVATORY and with CLOAKROOM and first floor bathroom. Private landscaped garden to rear. Only approximately four miles from Ware with it's rail station and comprehensive facilities. Vendor suited with completed chain.



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Front door into:

Entrance Porch:

UPVC double glazed windows to front and side and door to:

Lounge:

16'6 x 14'3 (5.03m x 4.34m) UPVC double glazed window to front, coving, television and telephone points, two radiators, under stairs cupboard and doors to:

Family Room:

21'2 x 6'11 (6.45m x 2.11m) UPVC double glazed windows to side, rear and front with skylight, recessed spot lights, radiator, base cupboards with work surfaces over and opening to kitchen.

Inner Hallway:

Radiator, stairs to first floor, doorway through to kitchen and doors to:

Cloakroom:

Opaque UPVC double glazed window to rear, low level WC, corner wall mounted wash hand basin with tiled splash backs and radiator.

Conservatory:

14'3 x 9'5 (4.34m x 2.87m) UPVC double glazed and brick construction with French doors to garden, bespoke fitted Hilary blinds, base cupboards with work surfaces over and appliance space for washing machine with plumbing provided.

Kitchen:

9'3 x 8'1 (2.82m x 2.46m) UPVC double glazed window to rear, radiator, fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating twin stainless steel sink unit with mixer tap, tiled splash backs, appliance space for fridge freezer, built in electric oven with separate ceramic hob and stainless steel extractor hood over.

First Floor Landing:

Access to loft space and doors to:

Bedroom 1:

13'3 x 9'1 (4.04m x 2.77m) UPVC double glazed window to rear and radiator.

Bedroom 2:

12'5 x 8'2 (3.78m x 2.49m) UPVC double glazed window to front, radiator and airing cupboard housing hot water cylinder.

Bedroom 3:

8'10 x 5'10 (2.69m x 1.78m) UPVC double glazed window to front and radiator.

Bathroom:

9'6 x 5'10 (2.90m x 1.78m) Opaque UPVC double glazed window to rear, low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment with separate Mira electric shower over and glass screen, tiled walls in suite area, radiator and extractor.

Rear Garden:



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Hertford area

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reasons to talk to us



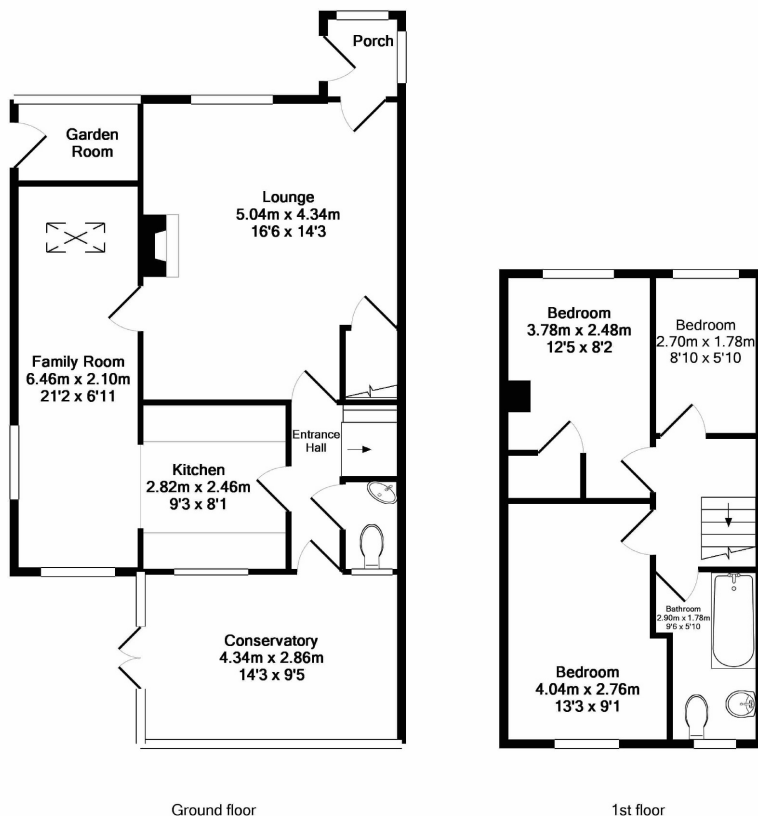
600+ Five Star Reviews *



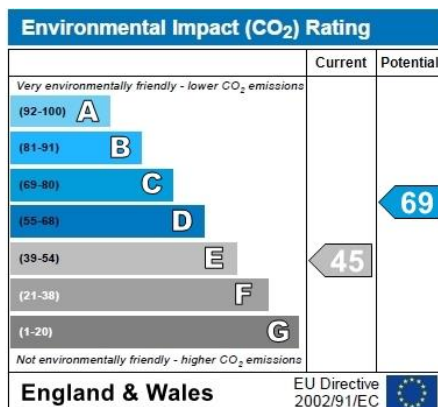
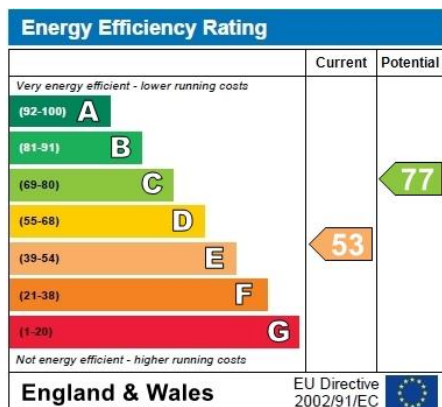
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* Based on combined Helphound/Google reviews since 2013



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Shepherds
Riverside House
6 Mill Bridge
Hertford
Hertfordshire
SG14 1PY

Tel: 01992 551955

Email: enquiries@shepherdsofhertford.co.uk

To find out more or arrange a viewing please contact 01992 551955 or visit www.shepherdsofhertford.co.uk