



36 Warner Road | Ware | SG12 9JN
Guide Price £995,000



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Warner Road | Ware | SG12 9JN

Rarely available, extended five double bedroom detached house situated on the coveted South side of town, at the end of a quiet cul-de-sac with extensive over Ware and Kings Mead. Accommodation includes three reception rooms, conservatory, large kitchen with central island, utility room and downstairs cloakroom/WC. On the first floor, two of the bedrooms have ensuite facilities and there is a luxury family bathroom with Whirlpool bath. Externally there is a driveway for three vehicles, electric car charging point, large single garage and mature rear garden. This very spacious property is within walking distance of Presdales school, the town centre & Ware rail station. NB: There is scope to extend into the loft space or add an extension to the rear, subject to planning permission. NO UPPER CHAIN !

Storm Porch

Three exterior lights. Wood effect front door leading into:

Reception Hall

uPVC double glazed leaded light window to front with obscure glass. Solid oak plank flooring. Radiator. Stairs to first floor. Understairs cloaks cupboard plus low level cupboard. Doors off.

Downstairs Cloakroom/WC

5'1 x 2'11 (1.55m x 0.89m)

uPVC double glazed leaded light window to front with obscure glass. Low flush WC and corner wash hand basin. Chrome towel ring. Solid oak plank flooring. Radiator.

Kitchen/Breakfast Room

16'4 x 14'1 (4.98m x 4.29m)

Two uPVC double glazed leaded light windows to front. Large range of units incorporating wall & base cupboards with solid oak door fronts and drawers. Integrated wine cooler. Black ceramic worktops with inset square stainless steel sink unit & swan neck mixer tap. Inset ceiling spotlights and two inset speakers. Large Rangemaster stainless steel dual fuel cooking range with double oven, grill and five gas burners & separate halogen cooking ring. Large stainless steel extractor fan/hood. Stone effect tiles to all splashback areas. Wall mounted magnetic knife rack and metal utensil rack with hooks. Large integrated dresser unit with cupboards, drawers and fitted wine rack, two cabinets with glass fronts & glass shelves. Central island unit with granite worktop, overhang for breakfast bar at one end, drawers to side, corner open shelves and storage with four wicker basket/drawers. Large freestanding larder fridge. Freestanding dishwasher. York stone look ceramic tiles.

Utility Room

11'5 x 4'6 (3.48m x 1.37m)

White gloss wall & base cupboards. Black granite effect worktops, with under-counter Indesit freezer. Electrolux washing machine. Space for tumble dryer. White Peko electric drying cabinet with internal hanging rails. Black granite look ceramic tiles. Triple spotlight fitting. Radiator. uPVC double glazed door to rear garden.

Family Room

17'1 x 12'3 (5.21m x 3.73m)

uPVC double glazed leaded light window to front. Two large fitted double fronted storage cupboards. Light beech wood laminate flooring. Four arm spotlight fitting. Two radiators. Personal door to garage.

Living Room

24'3 x 12'11 (7.39m x 3.94m)

Bi-fold multi pane doors with bevelled glass to dining room. Brushed chrome curtain pole. Two ceiling chandeliers and two wall lights. Two radiators and wall mounted gas fire. Wiring & fixings for wall mounted television. Two wall mounted audio speakers. Bi-fold multi pane doors into:

Conservatory

16'9 x 12'8 (max) (5.11m x 3.86m (max))

uPVC double glazing to three sides. Terracotta look ceramic floor tiles. Central chandelier light fitting. Double glazed door to rear garden.

Dining Room

14'7 x 11'5 (4.45m x 3.48m)

uPVC double glazed French doors with side panels, leading to rear garden. Brushed chrome curtain pole. Solid oak plank flooring. Central chandelier light fitting and two fitted speakers. Sonos media system. Radiator.

First Floor Landing

Chrome five light fitment. Two integrated speakers. Loft hatch. Doors to all bedrooms and bathroom.

Bedroom One

19'5 x 13'09 (5.92m x 4.19m)

Two uPVC double glazed leaded light windows to front. Brushed chrome curtain pole. Range of fitted furniture incorporating various wardrobe & drawer units. Television unit. Glass & chrome chandelier. Two radiators. Door to ensuite.

Ensuite Shower Room

8'11 x 3'9 (2.72m x 1.14m)

uPVC double glazed leaded light window to front with obscure glass. Suite comprising fully tiled shower cubicle with Aqualisa shower, inset wash hand basin and low flush WC. Large beige marble tiles to walls and floor. Shaver socket. Large bevel edged mirror. Five inset spotlights. Chrome heated ladder style towel rail/radiator combination. Fitted wooden storage cupboard. Extractor.

Bedroom Two

14'6 x 12'2 (4.42m x 3.71m)

uPVC double glazed leaded light window to front. Brushed chrome curtain pole. Tall cupboard. Radiator. Door to ensuite.

Ensuite Shower Room

5'11 x 5'1 (1.80m x 1.55m)

Fully tiled shower cubicle with thermostatic shower, wall mounted wash hand basin and low flush WC. Large beige marble tiles to walls and floor. Chrome unit with three glass shelves. Shaver socket. Large bevel edged mirror. Three inset spotlights. Extractor.

Bedroom Three

11'6 x 10'6 (3.51m x 3.20m)

uPVC double glazed window to rear. Brushed chrome curtain pole. Two double fitted wardrobes. Central spotlight fitting. Radiator.

Bedroom Four

11'5 x 10'6 (3.48m x 3.20m)

uPVC double glazed window to rear. White curtain pole. TV aerial socket. Radiator.

Bedroom Five

10'6 x 7'11 (3.20m x 2.41m)

uPVC double glazed window to rear. Bushed chrome curtain pole. Range of cupboards. Central three arm chrome spotlight fitting. Radiator.

Family Bathroom

11'11 x 5'9 (3.63m x 1.75m)

uPVC double glazed leaded light window to side with opaque glass. Suite comprising Whirlpool bath with glass shower screen, wash hand basin set on vanity stand and low flush WC. Large beige marble tiles to walls and floor. Shaver socket. Large bevel edged mirror. Six downlights. Wall mounted chrome heated ladder style towel rail/radiator combination. Glass and chrome shelf. Extractor.

Front Garden & Driveway

Laid to lawn with mature shrubs to borders. Block paved driveway providing off road parking for three vehicles. Electric charging point.

Single Garage

17'9 x 9'6 (5.41m x 2.90m)

With remote-controlled wooden up and over door. Light and power connected. Vaillant gas boiler and hot water tank. Wall mounted racks and shelves. Personal door into house.

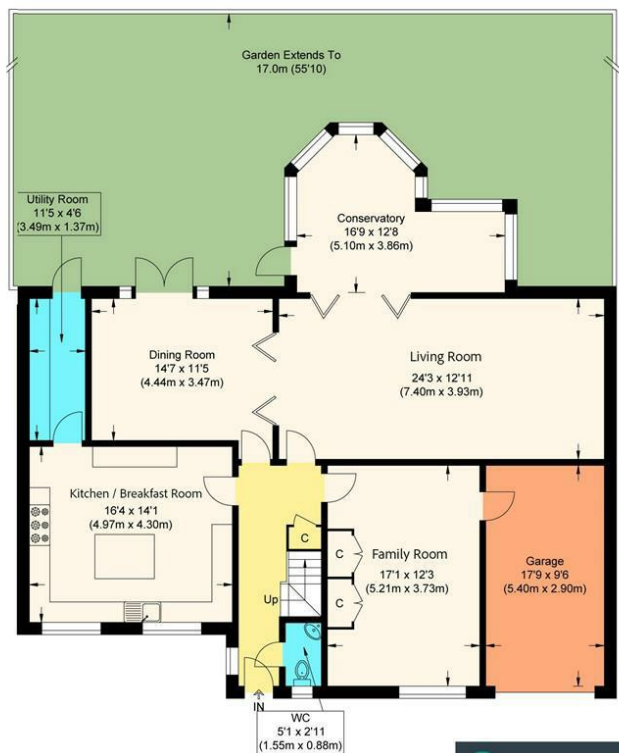
Rear Garden

The garden is enclosed by timber fencing and offers a patio area to rear of the house and a shaped lawn with brick edging and shrub borders. Further raised patio area to bottom of garden. Double electric socket. Large floodlight to rear of house plus further lighting. Two wall mounted speakers. Garden shed. Outside tap.

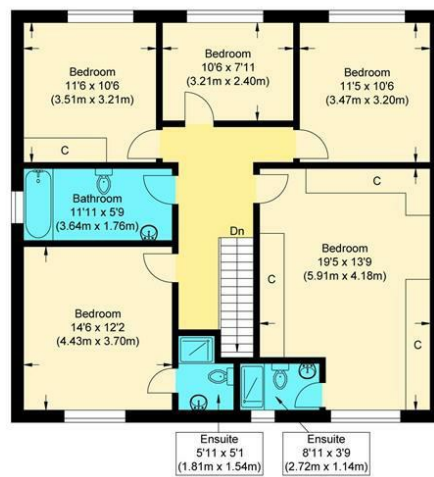
PLEASE NOTE :

Subject to planning permission, there is scope to add two rooms in the loft space. Also, there could be an option to replace the conservatory with a one/two storey extension.

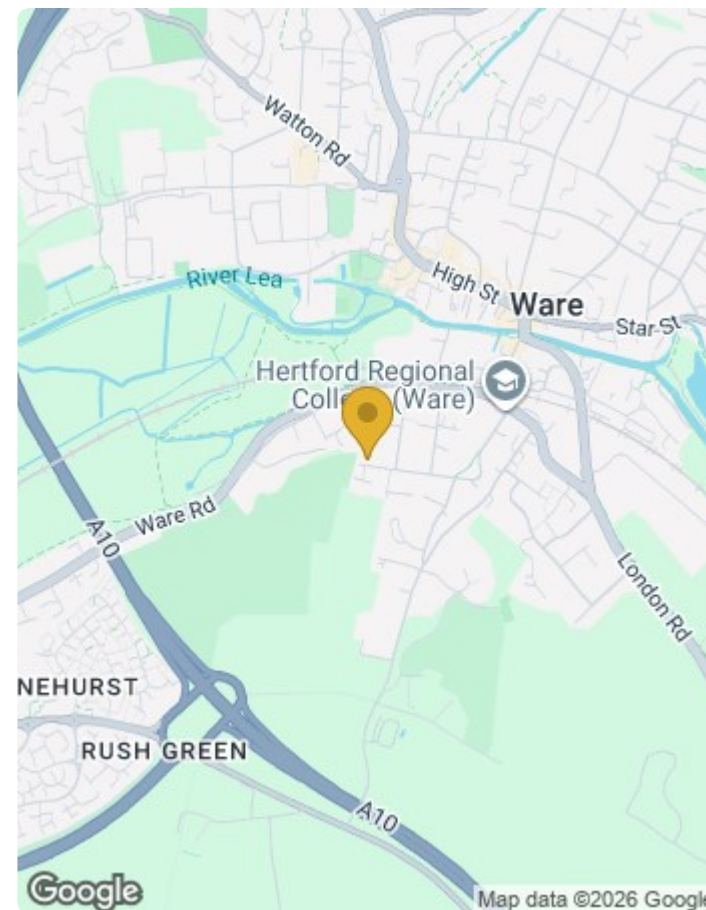




Ground Floor



First Floor



Warner Road

Approximate Gross Internal Floor Area : 235.40 sq m / 2533.82 sq ft
(Including Garage)

Garage Area : 15.70 sq m / 168.99 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	69	71	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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