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13 Yearling Close, Great Amwell, Ware, SG12 9XP

Offers in Excess Of £875.000

This impressive five-bedroom detached family home offers a perfect blend of modern living and spacious comfort. The property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining guests. The heart of the home is undoubtedly the modern kitchen, which is designed to meet the needs of contemporary family life. It is equipped with high-quality appliances and offers a stylish yet functional space for culinary creativity.

creating an additional reception space. Outside, the property features a large driveway, providing ample parking space for multiple vehicles, a good size low maintenance garden enclosed by panelled fencing which wraps around also offering excellent storage options.

Yearling Close is situated in a peaceful neighbourhood, offering a sense of community while remaining conveniently close to local amenities and transport links. Both Ware and St Margert train Station are under one mile away. This home is not just a place to live; it is a lifestyle choice that combines comfort, style, and practicality. Don't miss the chance to make this exceptional property your own.







Entrance Hallway

Kitchen/Breakfast Room

16'0" x 23'9" (4.88m x 7.24m)

Reception

35'10" x 21'6" (10.92m x 6.55m)

W/C

Conservatory

14'6" x 11'10" (4.42m x 3.61m)

First Floor Landing

Bedroom One

16'0" x 16'0" (4.88m x 4.88m)

En-Suite To Bedroom One

Bedroom Two

Ensuite To Bedroom Two

13'2" x 12'6" (4.01m x 3.81m)

Bedroom Three

11'4" x 10'6" (3.45m x 3.20m)

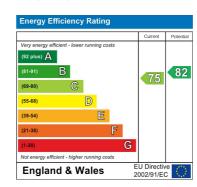
Bedroom Four

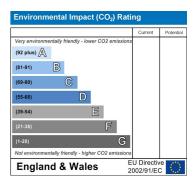
11'4" x 10'6" (3.45m x 3.20m)

Bedroom Five

10'10" x 6'6" (3.30m x 1.98m)

Bathroom





GROUND FLOOR

1ST FLOOR



writist every alternity has been made to ensure the accutacy of the loopsant contained here, measurement of doors, windows, comis and any other items are applicationable and no reportshilly is tables, comission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarant as to their operability or efficiency can be given.

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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.









