



13 Yearling Close, Great Amwell, Ware, SG12 9XP  
Offers In Excess Of £875,000



## 13 Yearling Close, Ware, SG12 9XP

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.

With five generously sized bedrooms, this residence is ideal for families seeking room to grow. The two bathrooms ensure convenience for all, fitted wardrobes in two bedrooms creating ample storage, conservatory area 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

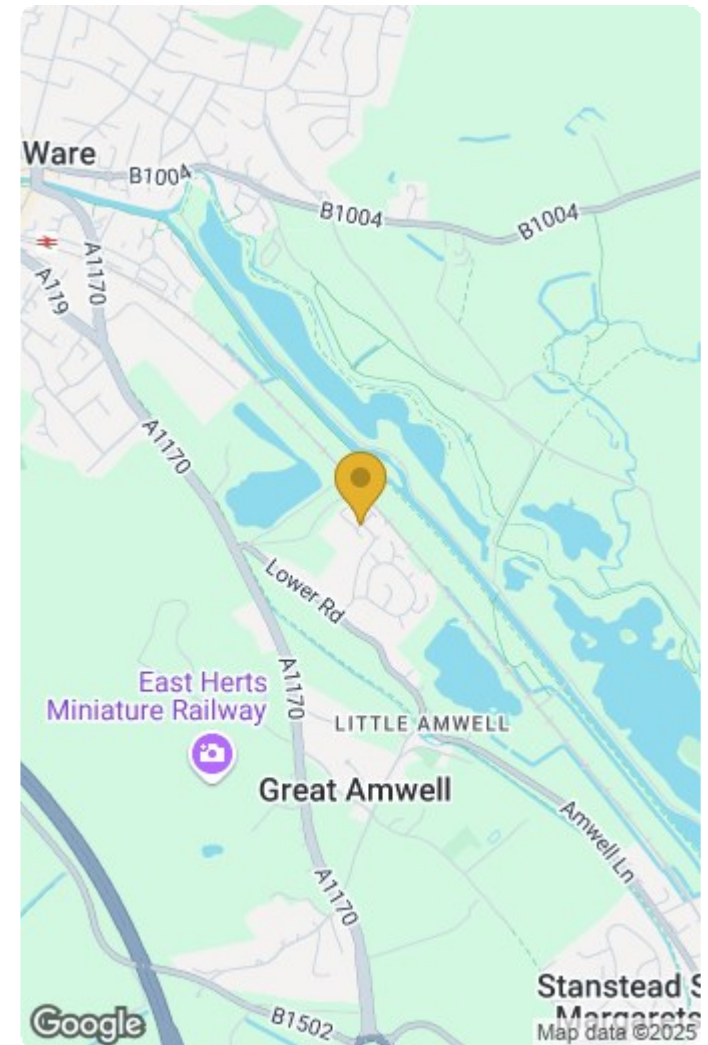
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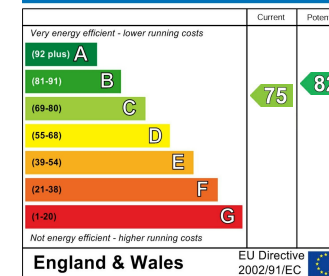
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

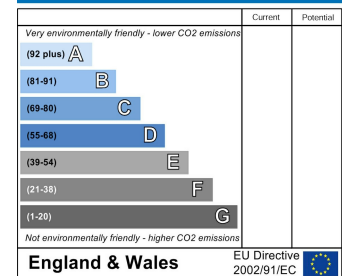
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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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