



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

Asking Price £900,000

Lanes
ESTATE AGENTS

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

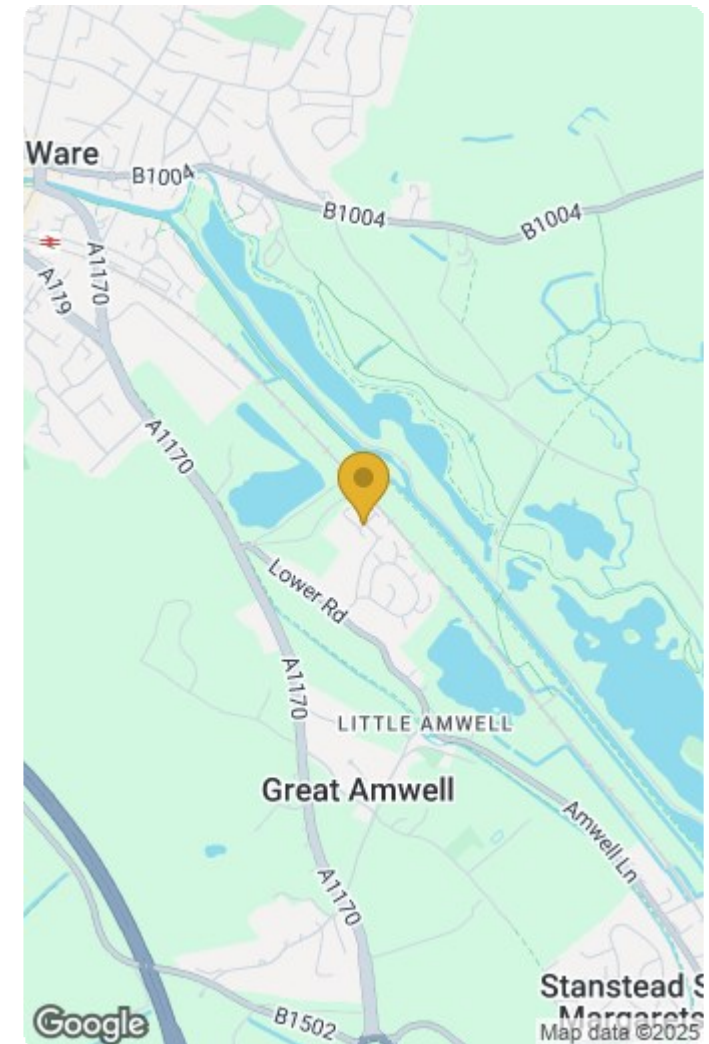
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



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		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			
England & Wales		EU Directive 2002/91/EC	

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