

13 The Pastures
Ware, SG12 0XT
Guide price £419,995





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The bright and spacious accommodation begins with a welcoming open-plan lounge/dining room, featuring wood flooring, a front aspect window, and convenient under-stairs storage. The space flows seamlessly into a luxuriously fitted kitchen, complete with quartz worktops, mirrored splashbacks, Bosch integrated appliances, and a stylish breakfast bar. A Velux skylight and stunning bi-fold doors fill the space with natural light, opening directly onto the landscaped rear garden.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms – the principal bedroom with built-in wardrobes and a front aspect, and a second bedroom overlooking the rear garden with its own storage. A luxury shower room completes this level, featuring a walk-in shower, vanity unit with inset basin, concealed cistern WC, and chrome towel rail, all set against elegant tiled finishes.

The rear garden has been tastefully landscaped for low-maintenance living, boasting a paved seating area, raised planters, and a rear gate leading to an allocated carport space. The gated front garden adds to this property's charming kerb appeal.

Ideally positioned within easy reach of Ware's vibrant market town centre, this home offers a wealth of boutique shops, pubs, restaurants, and leisure facilities. Excellent transport links include fast and frequent rail services to London Liverpool Street and easy access to the A10, making it perfect for commuters.

This is a truly turnkey home, blending contemporary finishes with a highly desirable location.



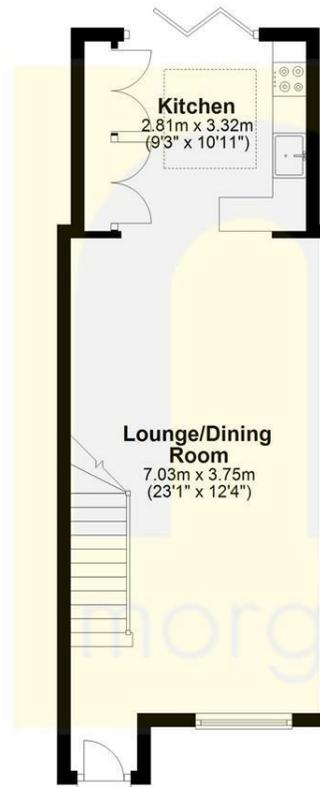
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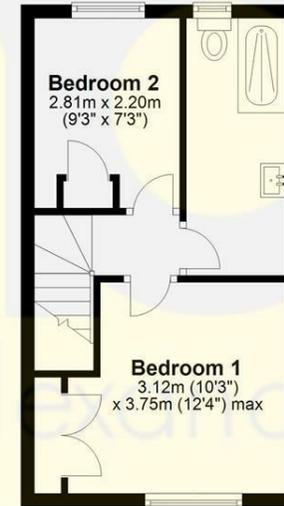
Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.6 sq. feet)



Total area: approx. 63.3 sq. metres (681.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
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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		
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		
EU Directive 2002/91/EC		

PROPERTY MISDESCRIPTIONS ACT 1991

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