

3 Pearman Drive
Ware, SG12 0LW
Guide price £1,250,000





3 Pearman Drive Ware, SG12 0LW

The approach already sets the tone. A broad block paved driveway leads to a smart frontage and integral double garage, while inside a glazed reception hall creates an immediate sense of volume and openness, with sight lines straight through to the garden beyond.

The layout works because every room connects logically rather than feeling bolted together.

The double height family room is a genuine focal point, with a log burner and dual aspect light. From here, a door opens into a striking lounge dining space featuring a vaulted ceiling, second log burner and wide sliding doors that pull the garden into the house.

At the centre sits the beautiful kitchen breakfast room. Large, open and properly social, it offers a central island, extensive cabinetry, integrated appliances and direct garden access via sliding doors. Steps link back into the main reception space, while a separate utility room keeps the practical side of life out of view. A cloakroom and integral double garage complete the ground floor.

Upstairs the landing maintains the feeling of space. There are four bedrooms, sensibly arranged. The principal suite benefits from an en suite and private balcony overlooking the garden, with lovely views. The remaining bedrooms are served by family bathroom.

Outside, the plot is mature and landscaped. Multiple seating areas have been positioned to capture sun at different points of the day, alongside a good sized lawn ideal for family use.

The double garage includes windows to the side and lends itself to conversion into a gym, studio or home office, subject to consent. The driveway provides ample off street parking.

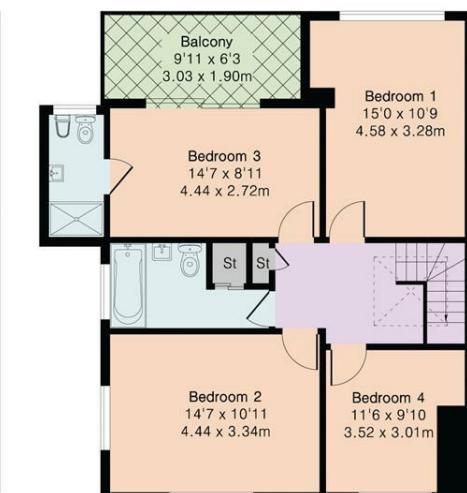




**Approximate Gross Internal Area 2626 sq ft - 244 sq m
(Including Garage)**

Ground Floor Area 1867 sq ft - 173 sq m

First Floor Area 759 sq ft - 71 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) 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		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

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