

**45 Delfcroft**  
**Ware, SG12 0BH**  
**£625,000**

**ma**  
morgan alexander





## 45 Delfcroft Ware, SG12 0BH

Positioned within the highly regarded Old Vicarage development, this beautifully presented and significantly improved four-bedroom family home offers spacious, versatile accommodation extending to approximately 1,257 sq ft, arranged over three floors and finished to an exceptional standard throughout.

The property immediately impresses with its attractive frontage, providing ample off-street parking alongside access to the garage. Internally, the home has been thoughtfully modernised and extended to create a stylish family environment ideally suited to contemporary living.

The ground floor centres around a stunning open-plan kitchen, dining and family space, forming the true heart of the home. The beautifully fitted shaker-style kitchen incorporates extensive cabinetry, quality work surfaces and integrated appliances, flowing seamlessly into the extended dining area where large glazed doors and a roof lantern flood the room with natural light while providing direct access to the garden. The herringbone-style flooring throughout this space creates a striking finish and enhances the sense of quality evident throughout the property. To the front, a separate living room enjoys a pleasant bay window and feature fireplace, offering a more formal reception space, whilst a useful ground floor cloakroom and utility/storage area complete the accommodation.

The first floor provides three well-proportioned bedrooms, all presented to an excellent decorative standard and served by a recently upgraded luxury family bathroom fitted with contemporary sanitaryware and stylish finishes.

Occupying the entire second floor is an impressive principal bedroom suite created as part of a loft conversion. This superb space benefits from built-in wardrobes, useful eaves storage and a modern en-suite shower room, creating a private retreat away from the main family



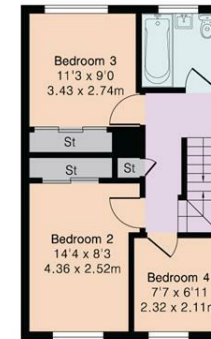


**Approximate Gross Internal Area 1257 sq ft - 117 sq m  
(Excluding Garage)**

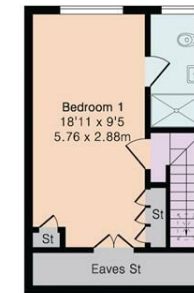
Ground Floor Area 599 sq ft - 56 sq m  
 First Floor Area 398 sq ft - 37 sq m  
 Second Floor Area 260 sq ft - 24 sq m  
 Garage Area 66 sq ft - 6 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
	EU Directive 2002/91/EC		

**PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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