



- Fantastic Peaceful Village Location
- New 4 Bed Detached House
- Master Bedroom & En suite
- Superb Specification
- Stunning Kitchen/Family Room
- Bi Fold Doors
- Contemporary Fitments
- Good Size Garden
- 10 Year NHBC Warranty



THE COACH HOUSE, HARE STREET

4 2 1

A RANGE OF 10 BRAND NEW HOMES FROM £445,000 by award winning developers Grange Builders. 'THE COACH HOUSE', A stunning NEW DETACHED FAMILY HOUSE completed to a high standard & offering bright & spacious 4 bedroom accommodation.

ASKING PRICE OF
£635,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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STEP INSIDE

Stepping into the hallway the space and light immediately impress and the eye is drawn to the fabulous kitchen/family room ahead of you. Stairs rise to the first floor, there is a downstairs cloakroom fitted with a contemporary suite and useful storage/utility cupboard.

The kitchen/breakfast/family room is simply quite stunning with an excellent range of units with granite worktops, a large island, all the necessary built-in appliances: oven, hob, extractor, dishwasher and fridge freezer. There are Bi-fold doors on two sides of the kitchen opening onto the garden making this a lovely light and spacious room that is complimented by the hi gloss tiled floor.

The lounge is another stand out room with a recessed chimney breast housing a wood burning stove and windows open to three aspects.

Upstairs the landing provides access to the bedrooms and the family bathroom that is a good size and fitted with a contemporary suite with both a bath and a separate shower cubicle. The Master bedroom benefits from having space for wardrobes and enjoys a luxurious en suite shower room. There are three further good size bedrooms.

STEP OUTSIDE

The Coach House benefits from having one of the largest plots on this exclusive small development of just ten homes. The garden is predominantly laid to lawn with a large patio to the rear and side of the house providing great entertaining space. The gardens are well fenced and there is parking at the rear of the house for two cars together with ample visitor parking.

GENERAL INFORMATION

Please note the photos are of the show home, the same style of house but kitchen and bathrooms may differ in choice.

Local Authority: East Herts DC: 01279 655261

Council Tax Band: To be assessed

Central Heating: Underfloor central heating by air source heat pump.

All mains services are connected except for gas.

The property comes complete with appliances.

Floor coverings are a mix of carpets, tiled and laminate wood effect flooring.

SCHEDULE OF NEW HOMES

PLOT 1 - HALEY HOUSE £645,000, 4 Bedroom Detached

PLOT 2 - THE COACH HOUSE £635,000, 4 Bedroom Detached

PLOT 3 - BENSON COTTAGE £665,000, 4 Bedroom Detached

PLOT 4 - BUNTE HOUSE £555,000, 3 Bedroom Detached

PLOT 5 - EDMUNDS COTTAGE £545,000, 3 Bedroom Detached

PLOT 6 - BENN COTTAGE £455,000, 3 Bedroom Semi Detached

PLOT 7 - MILESTONE COTTAGE £445,000, 3 Bedroom Semi Detached

PLOT 8 - QUIN COTTAGE £445,000, 3 Bedroom Semi Detached

PLOT 9 - WALBY COTTAGE £455,000, 3 Bedroom Semi Detached

PLOT 10 - LAYSTON HOUSE £TO BE CONFIRMED

