6 Wellington Cottages
Ware, SG11 1EE
Guide price £679,995

morgan alexander

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Nestled within the sought-after village of Colliers End and enjoying glorious countryside surroundings, this beautifully extended and comprehensively improved three-bedroom family home offers an exceptional blend of character, contemporary styling and versatile living accommodation extending to approximately 1,385 sq ft, excluding the outbuilding. The property further benefits from a landscaped rear garden, substantial driveway providing parking and an electric vehicle charging point, creating a superb home for modern family living.

Upon entering, an entrance hall leads through to a cosy lounge featuring a striking wood-burning stove, creating the perfect retreat during the colder months. The real heart of the home is undoubtedly the impressive open-plan kitchen, dining and family space which has been thoughtfully extended to create an outstanding area for entertaining and everyday family life. Finished to a high specification, the kitchen boasts an extensive range of shaker-style cabinetry, quality work surfaces, range cooker, breakfast bar and Velux window, whilst the dining area comfortably accommodates a large family table.

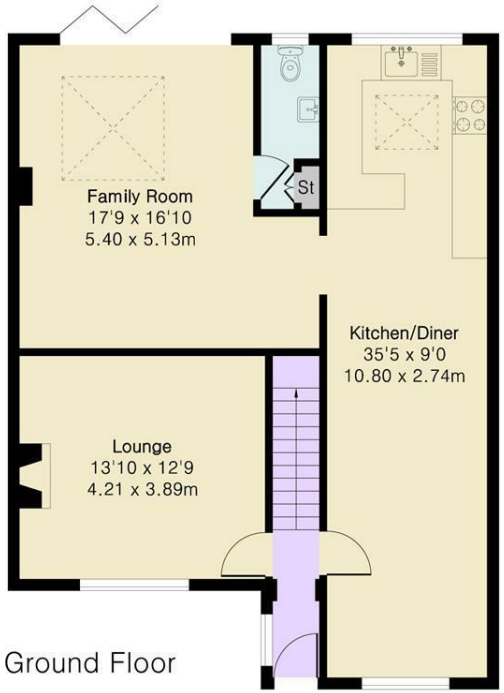
To the rear, the extension provides a stunning family room with vaulted ceiling, Velux window, contemporary vertical radiator and wide bi-fold doors opening directly onto the garden terrace. Flooded with natural light, this space seamlessly connects the indoor and outdoor environments and offers the ideal setting for both relaxing and entertaining.

A useful ground floor cloakroom completes the accommodation on this level.

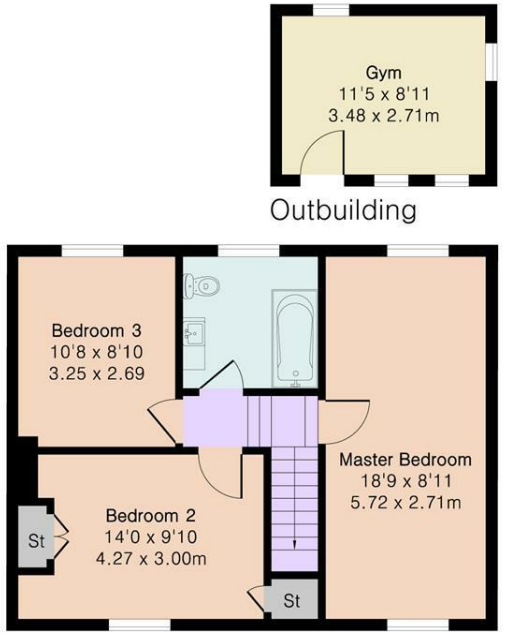
The first floor provides three well-proportioned bedrooms, including an impressive principal bedroom stretching the full depth of the property. Bedroom two is a generous double room, whilst bedroom three offers excellent versatility as a child's bedroom, guest room or home office. These rooms are served by a beautifully refitted family bathroom featuring contemporary fittings, stylish tiling and a shower over bath arrang

Approximate Gross Internal Area 1385 sq ft - 129 sq m
(Excluding Outbuilding)

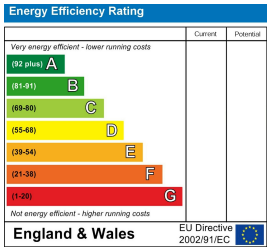
Ground Floor Area 852 sq ft – 79 sq m
First Floor Area 533 sq ft – 50 sq m
Outbuilding Area 102 sq ft – 9 sq m

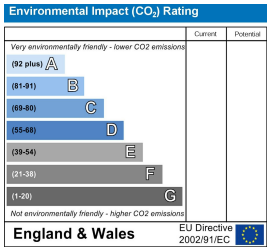


Ground Floor



First Floor





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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The Property Ombudsman

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