



The Datchworth, Plot 9

Senuna Park, Ashwell, Baldock,
Herts, SG7 5BA

Freehold £875,000

country
properties

A perfect family home! The Datchworth, a particularly light, spacious unit design located on Senuna Park, Ashwell – an exclusive development of high specification new homes located off Station Road in Ashwell constructed by Matthew Homes. The Datchworth offers approx. 1728 sq ft of wonderful accommodation with a large lounge, study, utility, cloakroom and true ‘heart of the home’ open plan kitchen/dining area on the ground floor, on the first are 4 generous bedrooms (en-suite to master) and a family bathroom. Externally the home offers double garage and driveway to the front and garden at the rear. A fantastic family home that would suit a wide range of buyers looking to upsize, downsize or simply re-locate to one of the most sought after villages in the local area!

- Show home available to view 7 days a week
- High specification fixtures & fittings throughout
- Energy efficient measures such as PV panels, EV charging & Waste Water Heat Recovery System
- Double garage
- 4 Bedrooms (1 en-suite)
- Integrated kitchen appliances & complimentary quartz work tops
- 10 Year NHBC Warranty
- Close to Ashwell & Morden train station with direct link to Cambridge & London Kings Cross



Accommodation

Ground Floor

Living Room

18' 5" (+ bay) x 11' 1" (max) (5.63m (+bay) x 3.38m (max)) – Bay window to front aspect, window to side aspect.

Study

8' 3" x 7' 4" (2.53m x 2.23m) – Window to front aspect.

Kitchen/Dining Area

25' 10" x 12' 1" (7.88m x 3.68m) – Window to rear aspect, French doors to rear garden, range of wall mounted and base level units with quartz work surface over and inset sink with drainer. Integral double oven/grill, fridge freezer, induction hob with extractor over and dishwasher.

Utility Room

7' 4" x 5' 5" (2.23m x 1.65m) Base level units with quartz work surface over & inset sink with drainer and an integral washing machine under. Door to garage.

Cloakroom

WC and wash hand basin.

First Floor

Bedroom One

18' 5" x 17' 11" (5.63m x 5.45m) – Windows to rear, built in wardrobes, door to:

En-Suite

Window to rear aspect, heated towel radiator, shower cubicle, wash hand basin and WC.

Bedroom Two

17' 5" (max) x 8' 0" (5.30m (max) x 2.46m) – Window to front aspect, built in wardrobes.

Bedroom Three

11' 9" x 10' 1" (3.58m x 3.08m) – Window to side aspect.

Bedroom Four

12' 3" (max) 10' 0" (max) (3.73m (max) x 3.05m (max)) – Window to rear aspect.

Bathroom

Window to rear aspect, wash hand basin, WC, heated towel radiator and bath.

External

Front

Paved driveway leading to double garage.



Rear

Rear garden with gated access at side leading to the front of the property.

Senuna Park

Welcome to Senuna Park, an exceptional new development built by reputable Hertfordshire housebuilder, Matthew Homes comprising of 3, 4 & 5 bedroom homes located in the picturesque and highly sought-after North Hertfordshire village of Ashwell, being surrounded by open countryside and a wealth of historical buildings whilst being some 4 miles north east of the town of Baldock. Senuna Park encapsulates modern living and combines the idyll of rural community life with all the connections of the city within easy reach.

Each home has been methodically designed and exhibits thoughtful stylish interiors, carefully considered to enhance space and natural light whilst including a number of cost-saving technologies such as PV panels, waste water recovery system and complimentary EV charging points to maximize efficiency and sustainability. Internally you will find a range of quality specifications including contemporary designer kitchens with integrated appliances and complimentary Quartz worktops, Villeroy & Boch sanitary ware with ceramic floor and wall tiling to the bathrooms and built in wardrobes to two bedrooms.



Ashwell

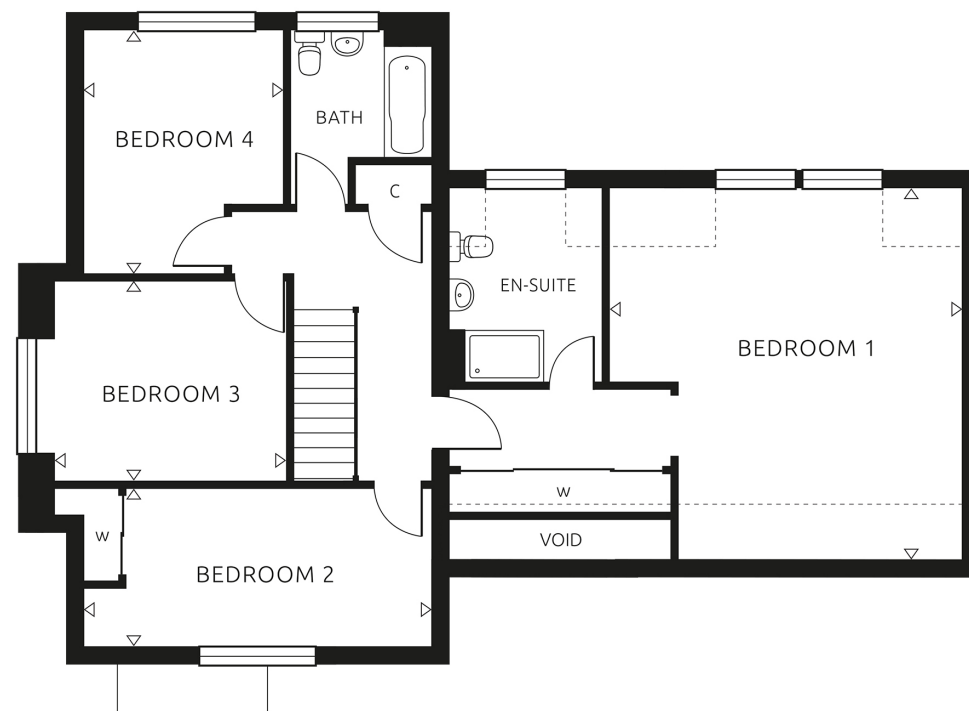
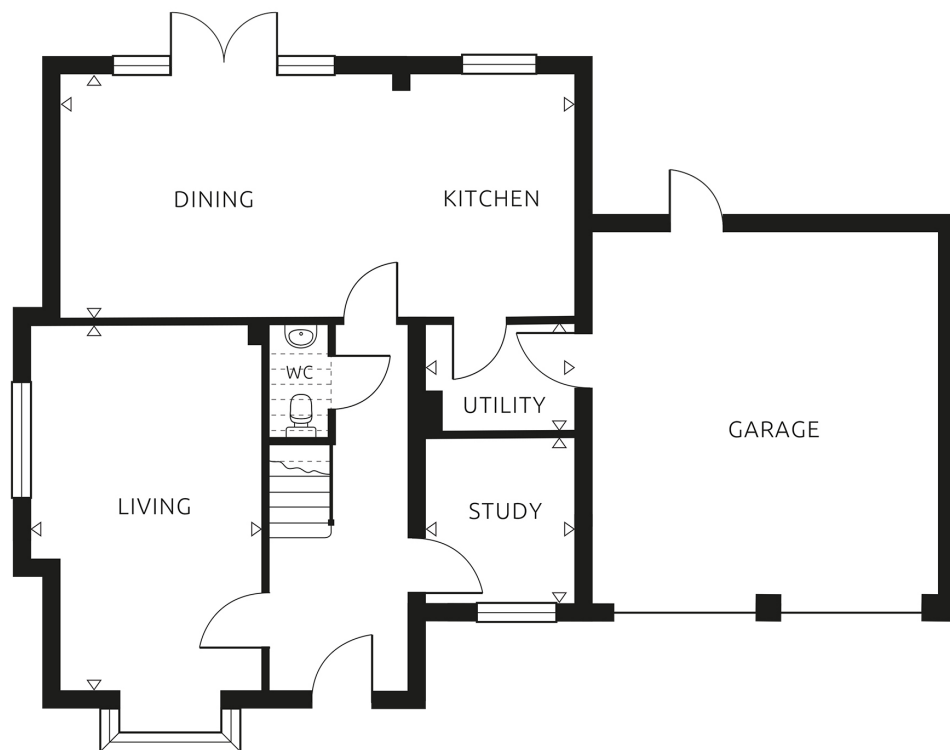
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.

Agent's Notes

Please note that the photos contained herein are show home photos for illustration purposes only.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	93	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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