



High Street, Hinxworth, Baldock, Hertfordshire. SG7 5HQ





3 Bedroom Character Property

£450,000 Freehold

Set in the heart of this beautiful village is this stunning three bedroom character cottage. Refurbished by the current owners the property boasts a large lounge, modern kitchen and shower room downstairs. Upstairs are three bedrooms and a family bathroom. Outside is a cute landscaped rear garden, garage and off street parking for 2 cars. The property is offered to the market on a chain free basis with keys in office for easy viewings.

- Three bedrooms
- Newly refurbished
- Garage
- Character cottage
- Village location
- Chain free
- EPC rating F. Council tax band C

Ground Floor:**Entrance Porch:**

Window to front aspect, window to side aspect, electric radiator, door to:

Lounge:

Abt: 15' 5" x 12' 0" (4.70m x 3.66m) Sash window to front aspect, electric radiator, working fire with quartz mantle and hearth, stairs to first floor with under stairs storage, door to kitchen, arched opening to:

Dining Room:

Abt: 8' 2" x 8' 1" (2.49m x 2.46m) French doors to rear garden, window to side aspect, electric radiator, door to:

Downstairs Shower Room/Utility:

Abt: 9' 4" x 6' 7" (2.84m x 2.01m) Heated towel rail, window to rear aspect, wall mounted and base level storage units with work surface over and inset sink and drainer, space for washing machine and tumble dryer under, shower cubicle, WC and wash hand basin.

Kitchen:

Abt: 12' 1" x 5' 7" (3.68m x 1.70m) Sash window to front aspect, electric radiator, range of wall mounted and base level units with work surface over and inset butler sink, integral fridge and freezer, oven with induction hob over and extractor hood, dishwasher.

First Floor:**Landing:**

Sash window to front aspect, loft hatch, doors to:

Bedroom One:

Abt: 11' 9" x 9' 1" (3.58m x 2.77m) Sash window to front aspect, window to side aspect, electric radiator.

Bedroom Two:

Abt: 9' 7" x 10' 0" (2.92m x 3.05m) Window to rear aspect, Juliet balcony to rear, electric radiator.

Bedroom Three:

Abt: 11' 9" x 5' 6" (3.58m x 1.68m) Sash window to front aspect, electric radiator.

Bathroom:

Window to rear aspect, heated towel rail, wash hand basin, WC, bath with shower over.

Outside:

Rear:

Patio leading to rear garden approx 30ft in length, outdoor plug sockets, access to front at the side.

Front:

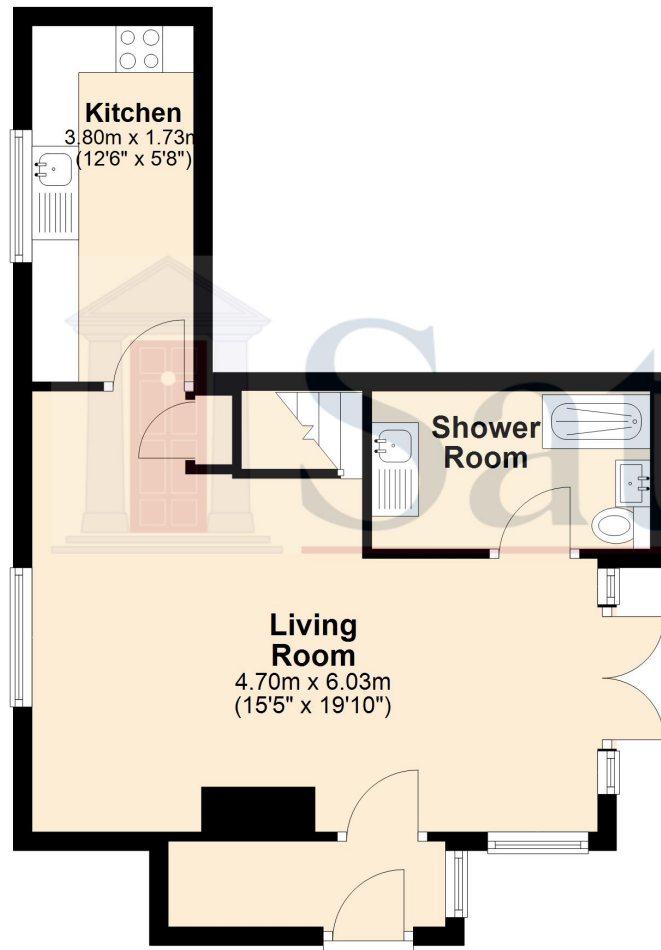
Driveway providing off road parking for 2 - 3 cars leading to a single brick built garage with up and over door, open access to rear garden at the head of the drive.



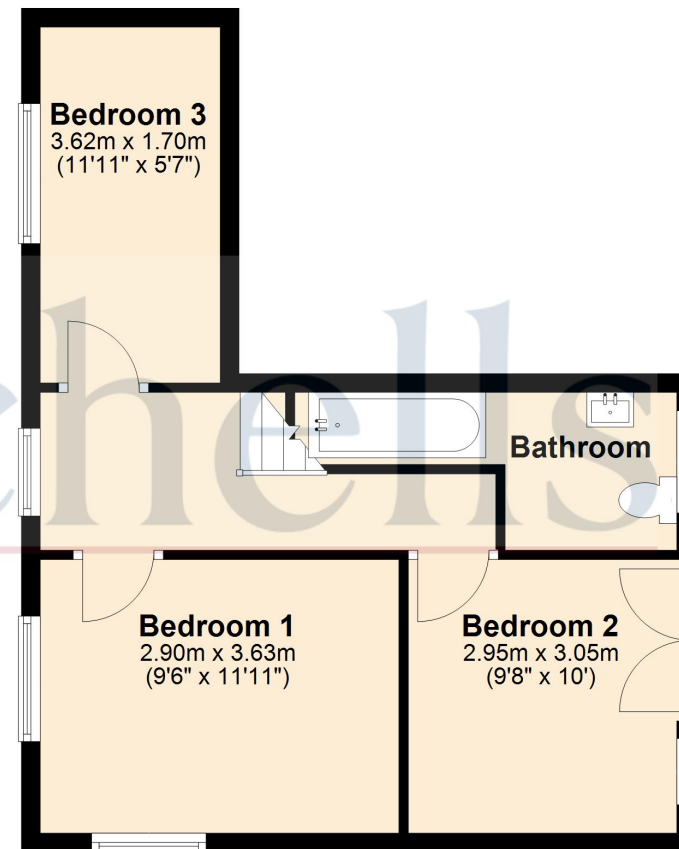


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.