



7, Chalk Bank Close
Ashwell,
Hertfordshire, SG7 5FF
Freehold £545,000

COUNTRY PROPERTIES
PART OF HUNTERS

A well-presented four bedroom semi-detached property with accommodation over three floors. The property is situated within a private development of similar properties with parking to the front and lovely private, south westerly garden to rear. Short walking distance to picturesque village high street and all its amenities and a popular village primary school. Coming to the market with NO UPWARD CHAIN.

- Four bedroom semi-detached home
- Kitchen/diner with bi-fold doors to garden
- Separate utility room & cloakroom
- Off road parking for two vehicles
- South westerly facing rear garden
- NO UPWARD CHAIN

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation.

Lounge

15' 8" x 14' 2" (4.78m x 4.32m)

Window to front aspect.

Kitchen/Diner

19' 6" x 17' 5" (5.94m x 5.31m)

Fitted with a range of matching wall mounted and base units with work surfaces over. Integrated fridge/freezer and washing machine. Built-in eye level double oven. Built-in electric hob. Sink and drainer unit. Window to rear aspect. Bi-fold doors to garden.

Utility Room

6' 4" x 5' 3" (1.93m x 1.60m)

Work surface with stainless steel sink and drainer unit. Storage cupboard. Door to cloakroom.

Cloakroom

Low level WC and wash hand basin.

First Floor

First Floor Landing

Stairs rising to second floor accommodation. Window to front aspect. Cupboard housing hot water cylinder. Doors to:-

Bedroom Two

12' 3" x 10' 3" (3.73m x 3.12m)

Window to front aspect.

Bedroom Three

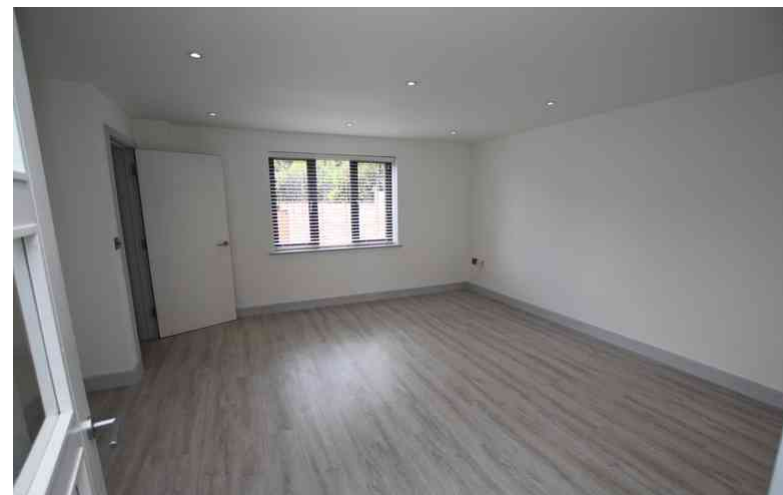
11' 5" x 9' 6" (3.48m x 2.90m)

Window to rear aspect.

Bedroom Four

9' 6" x 7' 6" (2.90m x 2.29m)

Window to rear aspect.



Bathroom

Panelled bath with shower over. Low level WC. Wash hand basin . Wall mounted heated towel rail. Obscure window to side aspect.

Second Floor

Second Floor Landing

Velux window. Door to:-

Bedroom One

21' 3" x 8' 8" (6.48m x 2.64m)

3x velux windows. Window to side aspect.

Door to en-suite.

En-Suite

Shower cubicle. Low level WC. Wash hand basin. Wall mounted heated towel rail.

Outside

Front

Block paved driveway providing off road parking for two cars.

Rear Garden

Mainly laid to lawn with patio area. Enclosed by timber fencing with gated access to front.

Location

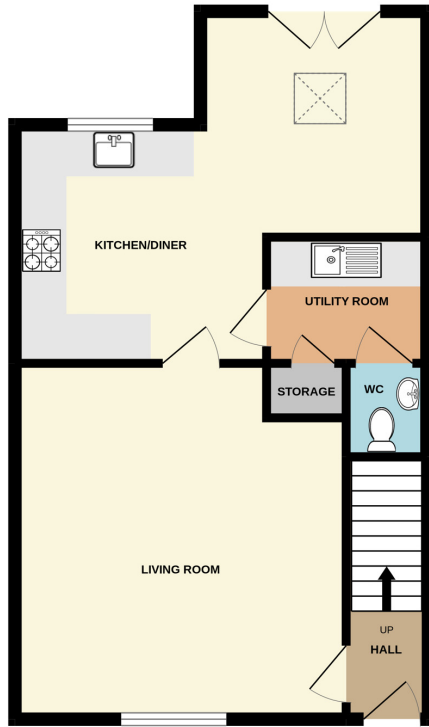
Ashwell is a quintessentially English parish village, nestled in north Hertfordshire, 4 miles from the town of Baldock, 7 miles from the town of Royston and 20 miles from the city of Cambridge. It's situated on the chalk scarp on the spring line, and the springs are one of the sources of the River Cam. Residents and visitors can visit the freshwater springs, which are part of a 0.3-hectare biological Site of Special Scientific Interest, and enjoy the various opportunities to relax and explore the landscape.

The village has a wealth of well-preserved architecture, spanning several centuries, including St. Mary's Church, dating back to the 14th Century, and the museum, covering all manner of wondrous curiosities relating to the village and its history. There is a thriving community with meetings and activities planned most nights, three pubs, offering a relaxed atmosphere and good food, a dentists surgery, a primary school, a pharmacy, and a variety of shops, galleries and takeaway restaurants.

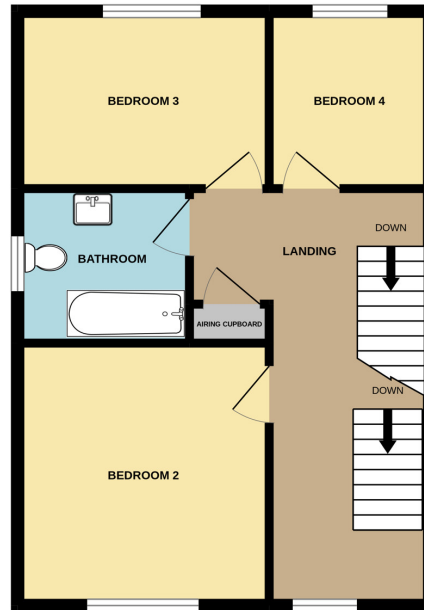




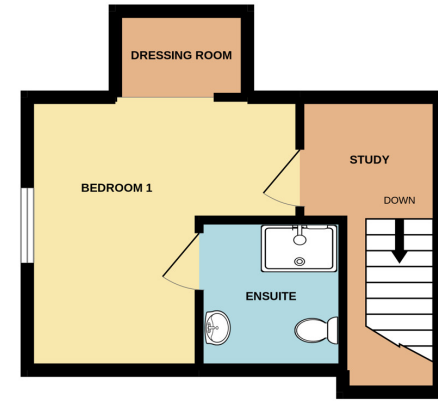
GROUND FLOOR



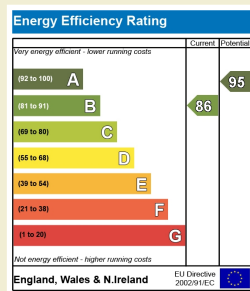
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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