



2, Chalk Bank Close
Ashwell,
Hertfordshire, SG7 5FF
Freehold - OIEO £525,000

country
properties

PRIME LOCATION This modern, 4 year old, 4 bedroom Semi-Detached home is situated in a private development of 7 houses, in the picturesque village of Ashwell. The property benefits from having good sized accommodation over 3 floors to include:- 15ft lounge, 19ft modern kitchen/dining room with bi-fold doors leading out onto rear garden, separate utility room and cloakroom. 3 good sized bedrooms on the first floor and a modern family bathroom. Top floor offers a 20ft bedroom with dressing area and modern en-suite. Outside offers an enclosed garden to rear and driveway to front providing off road parking for 2 cars. The village itself benefits from a primary school (3 mins away), school bus to good secondary schools, locals shops to include butchers, bakers, deli, chemist, dentist, small supermarket and three popular public houses.

- CHAIN FREE
- Four Double Bedrooms
- High Specifications throughout
- Semi-Detached House
- Private Rear Garden
- En-Suite & Family Bathroom
- Off Street Parking for 2 cars
- Council Tax Band E
- EPC Rating B

Ground Floor

Entrance Hall

uPVC front door leading to hallway. Luxury Vinyl tiled flooring, stairs to first floor, door to:

Lounge

15' 8" x 14' 2" (max) (4.78m x 4.32m)
Luxury vinyl tiled flooring, window to front aspect, door to:

Kitchen

17' 5" x 19' 6" (max)(5.31m x 5.94m)
Luxury vinyl tiled flooring, range of wall and base level units with work surfaces over, single sink with drainer, eye level oven and microwave, electric hob with integral extractor over, Integrated fridge/freezer and dishwasher. Window to rear aspect, door to:

Utility Room

Work surface with sink, space for washing machine and tumble dryer, built-in cupboard. Downstairs W.C with wash hand basin.

Dining Area

Luxury vinyl tiled flooring, tri-fold double glazed doors to the rear garden.

Hallway

Stairs to first floor with carpet.

First Floor

Landing

Doors to bedrooms 2, 3 and 4 and family bathroom.

Bedroom 2

13' 3" x 12' 0" (max) (4.04m x 3.66m)
Carpeted, window to front aspect, radiator.

Bedroom 3

9' 6" x 11' 5" (max) (2.90m x 3.48m)
Carpeted, window to rear aspect, radiator.

Bedroom 4

9' 6" x 7' 6" (max) (2.90m x 2.29m)
Carpeted, window to rear aspect, radiator.



Family Bathroom

White 3 piece suite comprising a bath, wash hand basin with a cupboard underneath, W.C. Tiled flooring and half tiled walls and bath area. Window to side aspect.

First Floor Landing

Stairs to second floor with carpet.

Second Floor

Second Floor Landing

Study area, door to:

Master Bedroom and Dressing Area

20' 3" x 8' 8" (max) (6.17m x 2.64m)

Carpeted, window to side aspect and Velux window to roof. Panel radiator to wall. Door to:

En-Suite

White 3 piece suite comprising a shower cubicle, W.C and wash hand basin with tiled flooring and walls.

External

Front

Paved pathway leading to front door with shrub border and metal railings surrounding. Block paved driveway to the side of the property with off-road parking for 2 cars.

Rear Garden

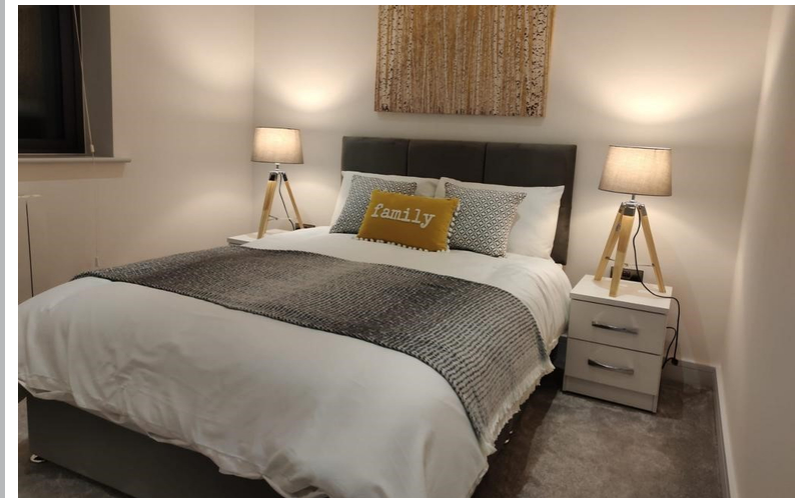
Laid mainly to lawn with patio area. Gated access to rear leading to driveway. Surrounded by fence panels.

Ashwell

Ashwell is a picturesque village with boutique shops, historic houses, churches, 3 pubs, tennis courts, cricket grounds and pavilion, as well as being surrounded by stunning countryside. Perfect for bike rides and long dog walks! Situated 4 miles east of Baldock and 5 miles west of Royston. Convenient for A1(M) and A505. Ashwell & Mordens railway station offers a direct service to London Kings Cross & Cambridge. Links and school buses run to Knights Templar and Bassingbourn Secondary schools. It is a short walk to Ashwell village primary school. With its abundance of clubs and social activities Ashwell has the perfect mix for families, commuters and retirees alike.

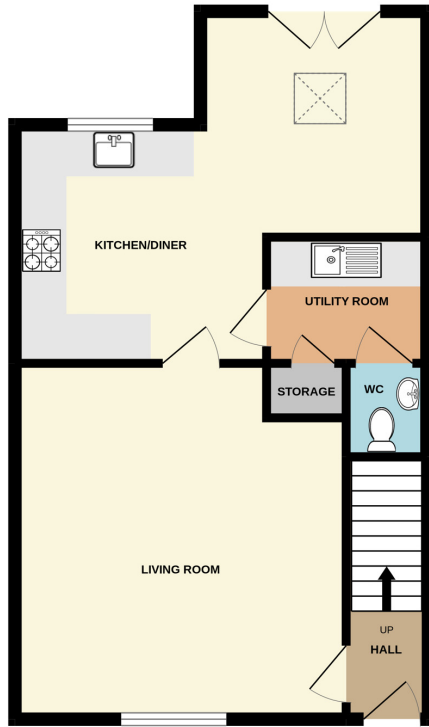
Agents Note:

Photographs used are from a previous show home and therefore may differ slightly. These will be updated later.

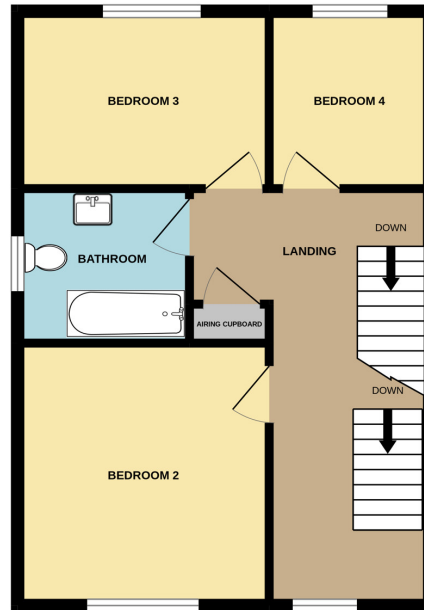




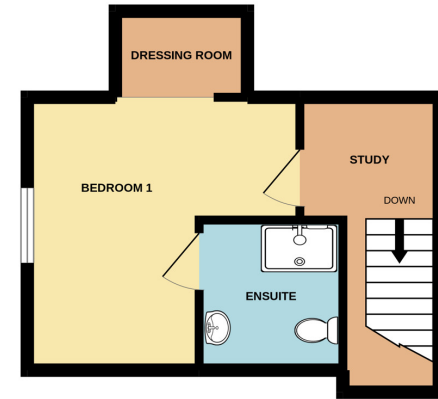
GROUND FLOOR



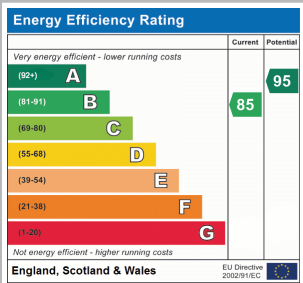
1ST FLOOR



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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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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