



# 14, Colbron Close

ASHWELL,  
Herts. SG7 5TH

Freehold - Guide Price £599,000

country  
properties

A beautifully presented, light and spacious 4 bedroom town house located on the particularly sought after private road Colbron Close in Ashwell. This fantastic family home set over 3 floors offers 2 large reception rooms, WC and kitchen on the ground floor, with 3 good size bedrooms and family bathroom on the first and a the master bedroom and shower room on the 2nd floor. Externally and to the front the property offers driveway parking for 2 cars, and single garage with a further parking space, light and power en bloc to the side. To the rear is a low maintenance courtyard style rear garden predominantly laid to patio and faux grass. Within walking distance to village shops, schools and amenities this wonderful home would suit a wide variety of buyers and must be seen in person to fully appreciate the excellent location and accommodation on offer.

- Spacious 4 bedroom townhouse
- Beautifully presented throughout
- Sought after private road
- 2 car driveway and single garage
- Low maintenance rear garden
- Council Tax band F & EPC rating D

## Accommodation

### Entrance Hallway

13' 9" x 6' 7" (4.19m x 2.01m)  
Radiator, stairs to the first floor, under stairs storage cupboard, doors to cloakroom, kitchen and double doors to lounge.

### Cloakroom

Window to the front aspect, wash hand basin, WC, meter cupboard.

### Kitchen

13' 9" x 9' 1" (4.19m x 2.77m)  
Window to the front aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, large serving hatch to lounge, breakfast bar, integral double oven/grill, gas hob with extractor over, dishwasher, fridge/freezer.

### Lounge

16' 6" x 11' 6" (5.03m x 3.51m)  
Radiator, two windows to the rear aspect, floor to ceiling storage cupboards, wood burning stove, opening to:

### Garden Room

9' 0" x 11' 2" (2.74m x 3.40m)  
Radiator, fully glazed, French doors to rear garden.

## First Floor

### Landing

Radiator, stairs to second floor, doors to:

### Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)  
Window to the front aspect, radiator.

### Bedroom Three

8' 9" x 11' 7" (2.67m x 3.53m)  
Window to the rear aspect, radiator.

### Bedroom Four

9' 3" x 6' 5" (2.82m x 1.96m)  
Window to the front aspect, radiator.



## Laundry Room

6' 2" x 6' 6" (1.88m x 1.98m)  
Radiator, built in shelving, work surface with base level units under and inset sink over, space for washing machine and tumble dryer.

## Family Bathroom

8' 4" x 9' 6" (2.54m x 2.90m)  
Heated towel rail, window to the rear aspect, WC, wash hand basin, shower cubicle, bath.

## Second Floor

### Landing

Doors to master bedroom and shower room.

### Master Bedroom

15' 9" max x 13' 0" (4.80m x 3.96m)  
Window to the front aspect, radiator, built in floor to ceiling wardrobes, loft hatch.

### Shower Room

Velux window to the rear aspect, airing cupboard, WC, wash hand basin, heated towel rail, shower cubicle.

## External

### Front

2 car driveway to front of property and single garage en bloc to side with further parking space in front, light and power.

### Rear

Low maintenance rear garden laid to patio and faux grass, seating area and gated access to rear pathway leading to front of property.

## Agent's Notes

### 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 & 5 miles west of Royston. Convenient for A1(M) & A505. Ashwell & Mordens station offers service to Kings Cross & Cambridge. Links and school buses 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 it has the perfect mix for families, commuters and downsizers alike.

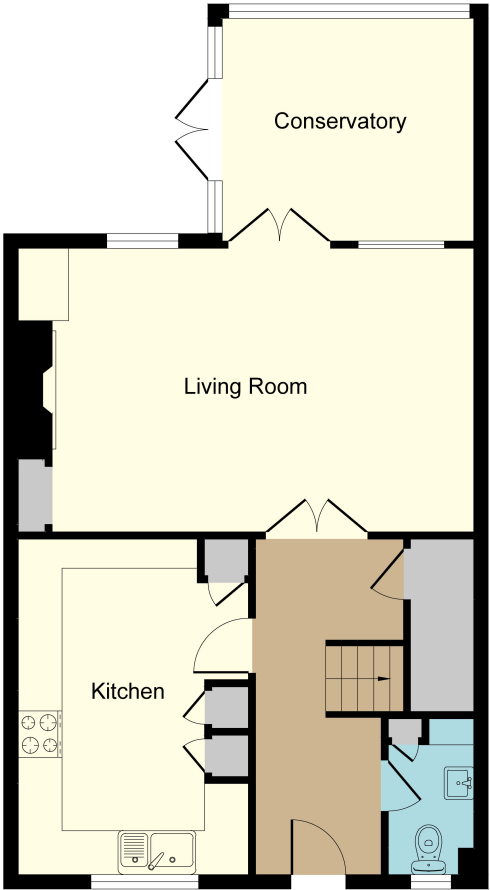




# 14 Colbron Close. SG7 5TH

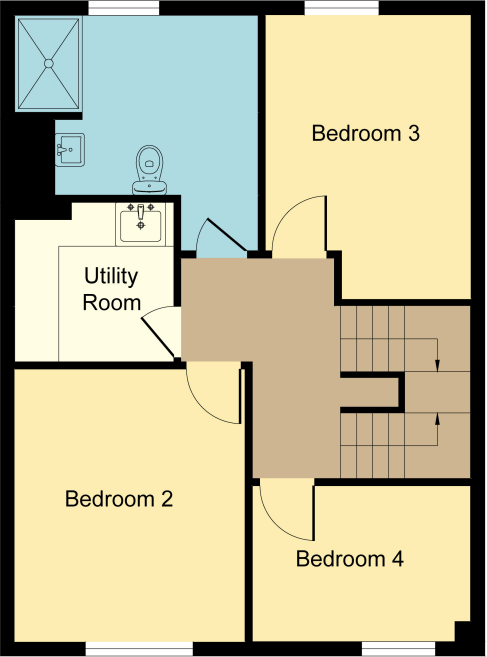
## Ground Floor

Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>



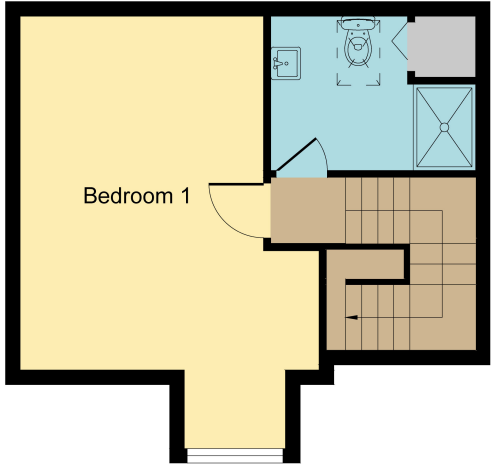
## First Floor

Area: 42.8 m<sup>2</sup> ... 461 ft<sup>2</sup>



## Second Floor

Area: 25.9 m<sup>2</sup> ... 279 ft<sup>2</sup>



Total Area: 121.1 m<sup>2</sup> ... 1304 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 67                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC | 82        |

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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: [baldock@country-properties.co.uk](mailto:baldock@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties