2, Bear Lane

ASHWELL,
Hertfordshire, SG7 5QW
£450,000

COUNTRY PROPERTIES
PART OF HUNTERS

Extended and completely refurbished by the current owners, this 1950s three bedroom home family home offers 1487 sq ft of accommodation set over three floors comprising a 21ft kitchen/family room, 21ft reception room, utility and cloakrooms and family bathroom. Externally there is a good size south westerly facing rear garden.

- 1950s three bedroom end of terrace extended family home
- 1487 sq ft of accommodation set over three floors
- Catchment area for The Knights Templar School with local bus transport
- 21ft Kitchen / Family Room
- Utility and Cloakrooms
- Good size rear garden
- Nearby train station with links to London, Cambridge, Brighton and Gatwick Airport

Ground Floor

Front door leading to:

Hallway

Wood flooring. Stairs to first floor with understair cupboard. Radiator. Window to front.

Cloakroom

Suite comprising low level WC and vanity wash hand basin with cupboard under. Frosted window to front. Radiator.

Utility Room

8' 8" x 5' 8" (2.64m x 1.73m)
Space and services for washing machine and tumble dryer. Wall mounted cupboards and shelving. Radiator. Window to front.

Kitchen / Family Room

21' 4" x 19' 3" (6.50m x 5.87m)
Bespoke fitted kitchen comprising floor and wall mounted units with solid wood worktops over and inset sink unit. Hot water tap. Integrated double oven, fridge, dishwasher, 5-ring gas hob and extractor hood. Space and services for freezer. Breakfast bar with oak worktop. Further base units with display shelving above. Ceiling spotlights. Underfloor heating. Three velux electric skylights. Ceiling spotlights.

Family Area
Three velux electric skylights. Bi-fold doors leading to garden.

Lounge

21' 4" x 10' 11" (6.50m x 3.33m)
Two velux electric skylights. Window to rear. Radiator. TV point.

First Floor

Landing

Dual aspect windows to front and side with views over the hisorical Ashwell Church. Built-in cupboard housing combi boiler and water tank. Stairs to second floor.

Bedroom One

18' 0" x 10' 11" (5.49m x 3.33m)
Built-in wardrobes. Large store cupboard. Dual aspect windows to front and rear.

Bedroom Two

15' 2" x 8' 7" (4.62m x 2.62m)
Window to rear. Radiator.

Bathroom

Suite comprising tiled shower area with hand held shower, enclosed panelled bath with shower over, vanity wash hand basin with mixer tap, cupboard under and low level WC. Heated towel rail. Frosted window to rear. Ceiling spotlights. Tiled floor. Underfloor heating. Part tiled surrounds.

Second Floor

Bedroom Three

20' 10" x 9' 9" (6.35m x 2.97m)
Two windows to rear. Two eaves storage cupboard. Radiators.

Outside

Front Garden

Shingled to front.

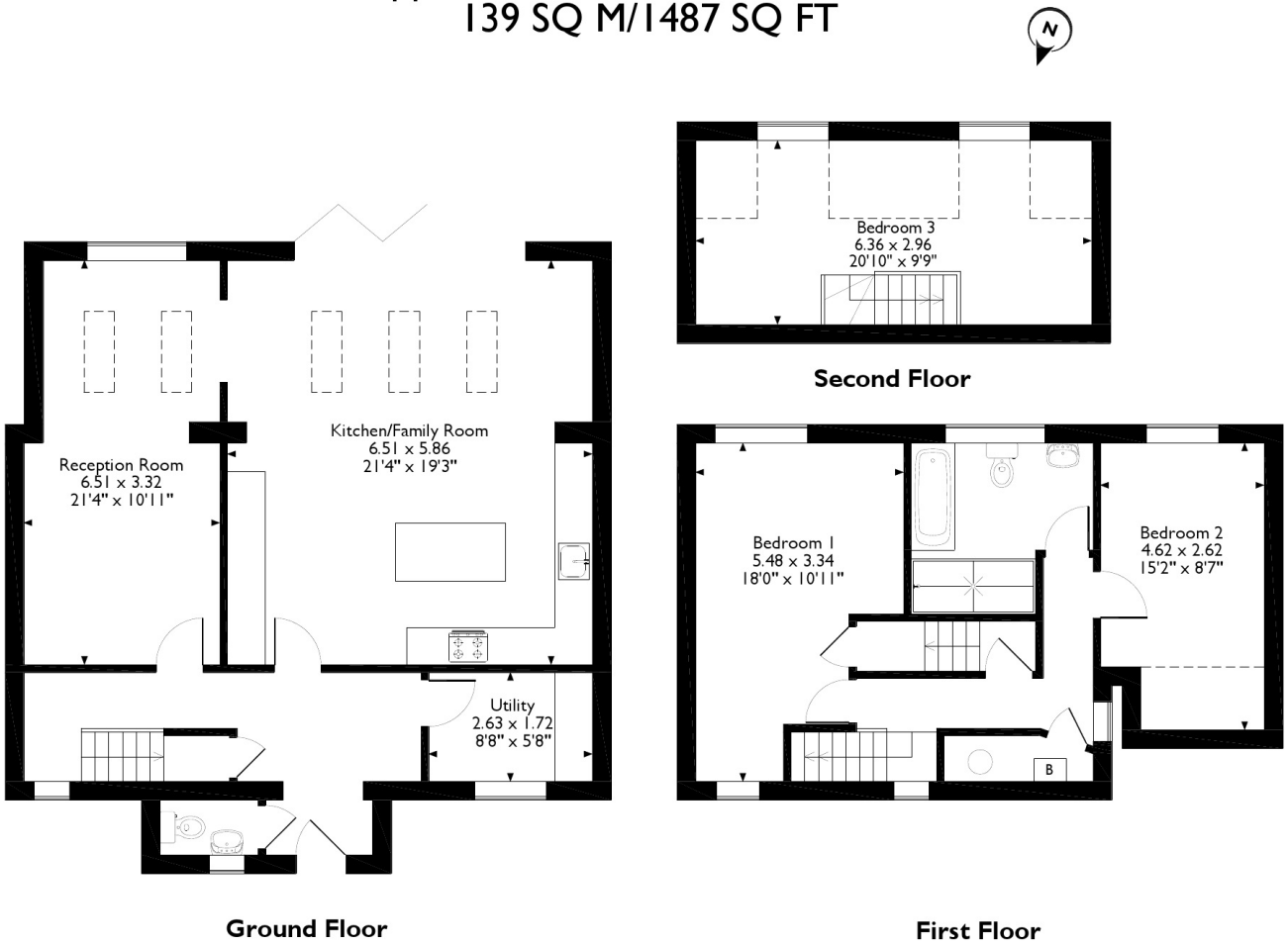
Rear Garden

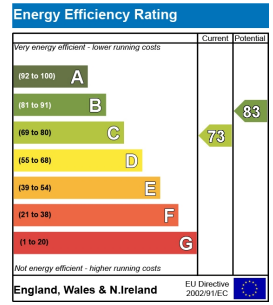
South westerly enclosed rear garden. Patio and sleepers borderd with inset shrubs and steps leading to lawn area. Trees and mature shrubs. Timber shed. Outside tap. Power socket.

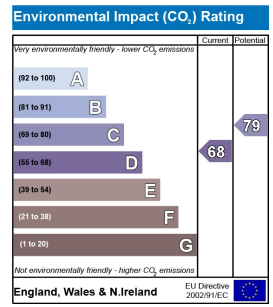
Ashwell

Ashwell is a particularly sought after North Herts village with easy access to Baldock, Royston and the A1m and has direct rail services into London, Brighton, Gatwick Airport and Cambridge. The village has excellent shopping facilities including bakers and butchers, a variety of dining pubs, doctor's surgery and dentist. Ashwell Primary School is very well regarded and the village is within the catchment area for The Knights Templar secondary school in Baldock.

Approximate Gross Internal Area
139 SQ M/1487 SQ FT







Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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