



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





5 Bedroom Semi-Detached House offers in excess of £750,000 Freehold

A much improved and extended four/five bedroom semi detached property set on this generous plot. The property offers a wealth of space on the ground floor, with the modern open plan kitchen/family room being a real show stopper. A lounge, utility room, home office/bedroom five and WC make up the downstairs accommodation. Upstairs are four good sized bedrooms with an en-suite to bedroom one. Outside is a pea shingled driveway with parking for three cars. To the rear is a large rear garden with a 30ft heated pool and a two storey separate annexe.

- Four/five bedrooms
- Open plan living
- Swimming pool
- Large garden
- Self contained annex
- Off street parking
- Semi detached
- EPC rating D. Council tax band E

Ground Floor

Lounge:

Abt. 15' 4" x 11' 0" (4.67m x 3.35m) Double glazed window to front aspect. Radiator. Laminate flooring. Log burner. Opens to open plan kitchen/family room.

Kitchen:

Abt. 11' 0" x 9' 4" (3.35m x 2.84m) A range of fitted wall and base units with quartz worktops and a sunken sink. Rangemaster oven and hob with extractor fan. Half tiled splashbacks.

Open Plan Family/Living Room:

Abt. 26' 7" x 19' 7" (8.10m x 5.97m) Double glazed windows to rear and side aspect. Three sky lights. Tri-fold doors to garden. Radiator. Tiled flooring with underfloor heating. Double glazed door to utility room.

Utility Room:

Abt. 6' 0" x 3' 0" (1.83m x 0.91m) Plumbing for dishwasher, washing machine and tumble dryer.

Home Office/Bedroom Five:

Abt. 8' 6" x 4' 3" (2.59m x 1.30m) Double glazed window to front aspect. Skylight. Tiled flooring with underfloor heating.

WC:

Low level wc, hand wash basin and double shower. Heated towel rail. Tiled flooring. Double glazed frosted window. Tiled walls.

First Floor

Bedroom One:

Abt. 13' 0" x 11' 0" (3.96m x 3.35m) Double glazed window to rear aspect. Radiator. Solid wood flooring. Range of built in wardrobes and cupboards.

En-Suite:

Double glazed frosted window to rear aspect. Three piece suite comprising low level wc, hand wash basin and panelled bath. Heated towel rail. Half tiled walls and flooring.

Bedroom Two:

Abt. 12' 5" x 8' 2" (3.78m x 2.49m) Double glazed window to side aspect. Radiator. Solid wood flooring.

Bedroom Three:

Abt. 13' 0" x 11' 0" (3.96m x 3.35m) Double glazed window to rear aspect. Radiator. Solid wood flooring.

Bedroom Four:

Abt. 15' 5" x 7' 6" (4.70m x 2.29m) Double glazed window to front aspect. Radiator. Solid wood flooring.

Annexe**The Cabin:**

Abt. 17' 9" x 17' 7" (5.41m x 5.36m) Double glazed window and doors to front and rear aspects. Vaulted ceiling. Small kitchen area with a sink, fridge, floor and wall units.

Shower Room:

Three piece suite comprising shower cubicle, low level wc and hand wash basin. Double glazed window to front aspect.

Agents Note:

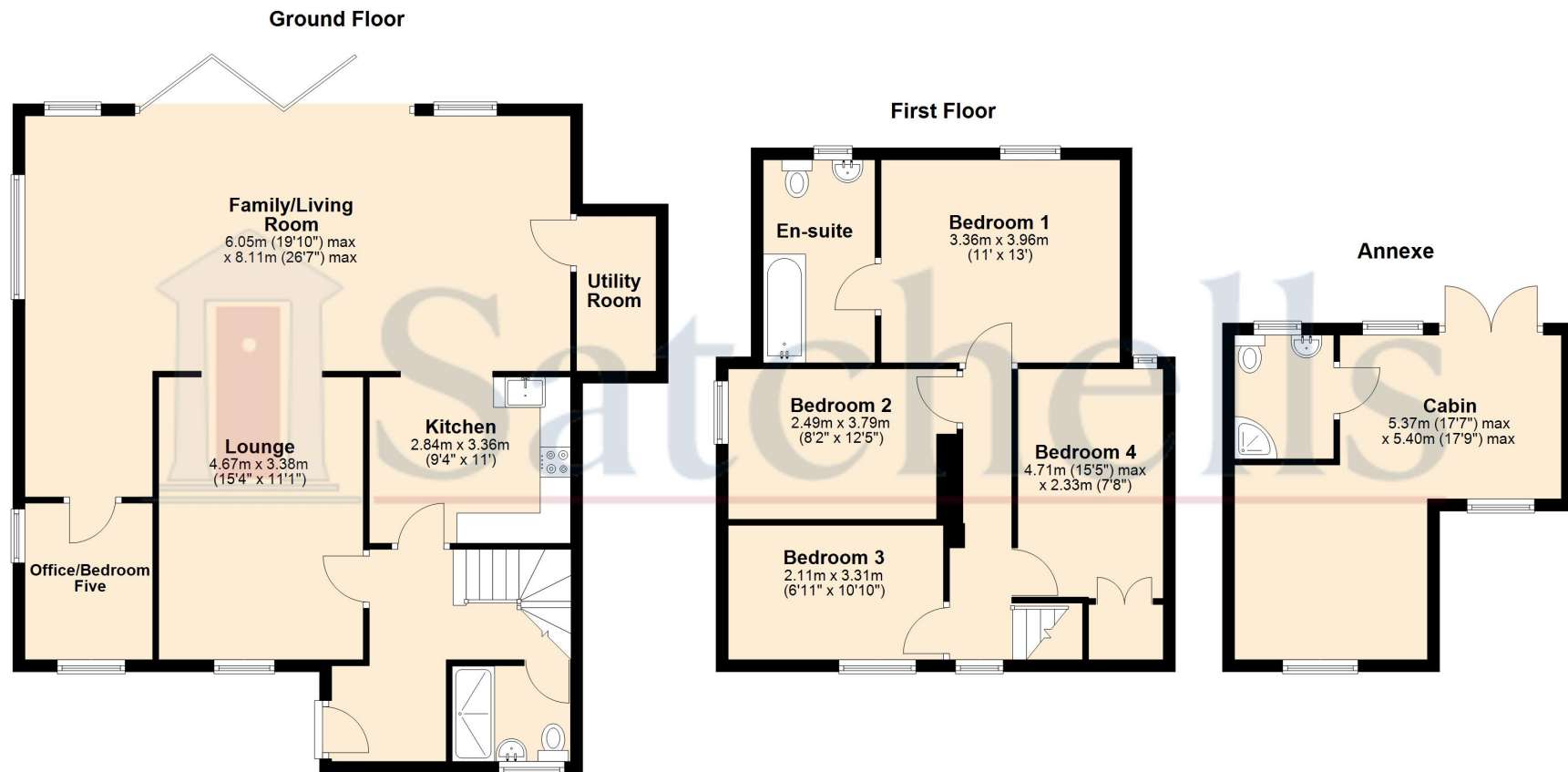
Draft particulars yet to be approved by the vendor and may be subject to change.





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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.