



Ashtons Lane

Baldock,
Hertfordshire, SG7 6JJ
Freehold - Guide Price £675,000

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properties

A well-presented and significantly extended 4 bedroom semi detached family home on one of Baldock's premier roads! Located on Ashtons Lane in Baldock within walking distance to all local schools, amenities and transport links, this fine property has been extended by the current owners and now offers a large dining room, study, cloakroom, utility and a true 'heart of the home' open plan family room/kitchen-diner on the ground floor. On the first are 4 generous bedrooms (3 true doubles) and a family bathroom. Externally the home offers driveway parking to the front, a brick built single garage to the side and mature front & rear gardens. A fantastic home with scope for further value adding that must be seen in person to fully appreciate the accommodation on offer!

- Significantly extended 4 bedroom semi-detached home
- Well-presented throughout
- Mature front and rear gardens
- Premier location
- 2 Car driveway and garage
- Council Tax band E / EPC rating C



Accommodation

Entrance Hallway

15' 0" x 6' 4" (4.57m x 1.93m)

Window to the front aspect, radiator, stairs to the first floor, under stairs cupboard, doors to:

Study

9' 0" x 5' 5" (2.74m x 1.65m)

Window to the front aspect, radiator

Dining Room

11' 10" x 12' 2" (3.61m x 3.71m)

Bay window to the front aspect, radiator, fireplace with stone surround and wood burning stove

Kitchen/Family Room

25' 0" x 18' 8" (7.62m x 5.69m)

Window to the rear aspect, Velux window to the rear, two radiators, fireplace with timber surround and granite hearth, range of wall mounted and base level units with marble work surface over and inset butler sink with drainer. Range style cooker with extractor over, space for dishwasher and fridge/freezer. Large central island with base level units under and marble work surface over, pantry cupboard, bi-folding doors to rear garden, door to:

Utility

11' 2" x 5' 5" (3.40m x 1.65m)

Window to the side aspect, range of wall mounted and base level units with marble work surface over and inset sink with drainer, space for a washing machine and tumble dryer, wall mounted boiler, external stable door to rear, door to:



Cloakroom

Window to the side aspect, heated towel rail, WC, wash hand basin.

First Floor

Landing

Window to the side aspect, loft hatch, doors to:

Bedroom One

11' 9" x 14' 4" (3.58m x 4.37m)

Bay window to the front aspect, radiator, built in storage cupboard.

Bedroom Two

10' 8" x 11' 3" (3.25m x 3.43m)

Window to the rear aspect, radiator, built in storage cupboard.

Bedroom Three

13' 9" x 7' 9" (4.19m x 2.36m)

Two windows to the rear aspect, radiator, airing/storage cupboard.



Bedroom Four

8' 2" x 6' 5" (2.49m x 1.96m)

Window to the front aspect, radiator.

Bathroom

Window to the front aspect, window to the side aspect, heated towel rail, WC, wash hand basin, shower cubicle, free standing bath.

External

Rear

Westerly facing rear garden measuring approx. 50ft x 20ft predominantly laid to lawn with patio area at head, mature beds and borders, timber storage shed, gated access at side to garage and pathway to front.

Garage

19' 3" x 9' 5" (5.87m x 2.87m)

Window to the rear aspect, light, power, up and over door to front, pedestrian door to rear.

Front

Front garden laid to lawn, 2 car driveway, access path at side to rear.





Approximate Gross Internal Area
 Ground Floor = 76.8 sq m / 827 sq ft
 First Floor = 55.1 sq m / 593 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 149.0 sq m / 1,604 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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