



# Puddle End

The Close, Hinxworth, Baldock,  
Hertfordshire, SG7 5HS

£695,000

country  
properties

A very well presented and particularly charming 3 / 4 bedroom detached home with beautiful gardens in village location! This deceptively spacious home located in The Close, Hinxworth offers 3 reception rooms on the ground floor, 3 bedrooms and a study on the first with a potential large 4th bedroom on the ground floor utilising the rear family room. Externally both front and rear gardens are large and beautifully maintained, to the front is an attractive front garden laid to lawn with a 2 car driveway leading to the attached single garage and to the rear is a delightful approx. 90ft x 50ft rear garden with manicured ornamental beds & borders leading to the large detached workshop at the rear. A fabulous home that must be viewed in person to be fully appreciated!

The village of Hinxworth, North Hertfordshire sits 3 miles from the A1M, close to Biggleswade (5 miles) and the town of Baldock (4.9 miles) and the village of Ashwell with its artisan shops, Butchers and Bakers. It has a village hall, park, pub, small church and is in the catchment area (school buses provided) for Ashwell village primary school and Knights Templar Secondary school. There is a regular bus service to the local towns and plenty of stunning countryside walks. It is such a friendly community hub and as such, why most people do not want to leave! Come and have a viewing and speak to the locals to find out why this is such a special place.

- 3/4 Bedrooms
- Beautiful front and rear gardens
- Detached workshop
- CHAIN FREE
- Well-presented throughout
- Garage and driveway
- Idyllic village location



## Accommodation

### Entrance Porch

8' 2" x 6' 9" (2.49m x 2.06m)  
large entrance porch with  
internal windows to lounge and  
cloakroom, door to:

### Entrance Hallway

Two radiators, stairs to the first  
floor accommodation, French  
doors to rear patio, doors to the  
lounge, cloakroom, kitchen and  
an opening to the dining room.

### Cloakroom

Internal window to the front  
aspect, WC, wash hand basin,  
shower cubicle and radiator.

### Lounge

16' 8" x 17' 8" max (5.08m x 5.38m)  
Window to the front aspect,  
internal windows to the entrance  
porch, open fire with brick  
surround, two radiators.

### Dining Room

15' 2" x 8' 7" (4.62m x 2.62m)  
Window to the side aspect,  
radiator and door to:

### Family Room/Bedroom Four

19' 0" x 9' 4" (5.79m x 2.84m)  
Window to the side aspect,  
French doors to rear garden,  
wood burner, radiator.

### Kitchen

15' 3" x 9' 1" (4.65m x 2.77m)  
Window to the rear aspect,  
radiator, a range of wall mounted  
and base level units with work  
surface over and inset sink with  
drainer. Integral oven, grill,  
fridge/freezer, induction hob with  
extractor over, space for a  
dishwasher, door to Garage &  
Utility.



## Utility Room

10' 7" x 8' 11" (3.23m x 2.72m)

Window to the rear aspect, wall mounted storage units, work surface with space under for a washing machine, tumble dryer and fridge/freezer, external door to rear garden.

## First Floor

### Landing

Window to the front aspect, airing cupboard, large storage cupboard, doors to:

### Bedroom One

16' 7" x 9' 0" (5.05m x 2.74m)

Window to the rear aspect, radiator.

### Bedroom Two

9' 10" x 8' 7" (3.00m x 2.62m)

Window to the rear aspect, radiator, built in wardrobes.



## Bedroom Three

8' 7" x 7' 0" (2.62m x 2.13m)  
Window to the rear aspect,  
radiator, built in wardrobes.

## Study

5' 3" x 11' 4" (1.60m x 3.45m)  
Window to the side aspect, Velux  
window to the front aspect, wall  
mounted electric heater.

## Family Bathroom

Window to the road aspect,  
heated towel rail, WC, wash hand  
basin and bath with shower over.

## External

### Front

A very attractive front garden  
which is laid to lawn with a 2 car  
driveway leading to attached  
single garage, gated access at  
side to rear.

## Rear

Beautiful rear garden measuring  
approximately 90ft x 50ft with  
patio leading to lawn with  
manicured beds and borders,  
timber storage shed, detached  
workshop and gated access at  
rear and side.

## Workshop

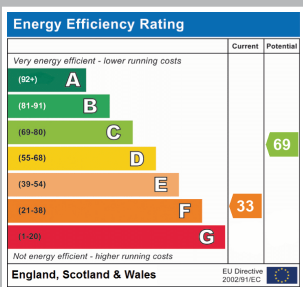
24' 7" x 11' 8" (7.49m x 3.56m)  
Detached timber workshop with  
light, power, work benches and  
double doors at side and a  
pedestrian door to front.

## Garage

20' 2" x 10' 4" max (6.15m x 3.15m)  
Light, power, sink and tap, oil fired  
boiler, internal door to kitchen &  
utility, up and over door to the  
front.







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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