



54a Station Road, Ashwell, Baldock, Hertfordshire. SG7 5LS





## 5 Bedroom Detached House £850,000 Freehold

A rare opportunity to purchase a very spacious 5 bedroom detached house which is approximately 2350 square feet situated within strolling distance of highly acclaimed village school which enjoys a good ofsted rating. This family home has 5 double bedrooms with 3 bathrooms on the first floor. The ground floor is particularly flexible as we have 3 reception rooms and a lovely 21ft kitchen breakfast room with a lovely view of the walnut tree. To the side of the house is a brick built single storey extension that could be used as a home office or potentially demolished to add a double width garage.

- 5 Double Bedrooms
- 21 ft Kitchen
- 3 Reception Rooms
- Village Location
- Family Home
- Off street parking for several cars
- Approx. 2350 square feet
- EPC rating D. Council tax band E

## **Ground Floor**

### **Hall:**

Laminate floor. Doors to all rooms. Radiator

### **Living Room:**

Abt. 14' 7" x 12' 3" (4.45m x 3.73m) Double glazed windows and doors to rear garden. Radiator. Fitted carpet.

### **Kitchen/Family Room:**

Abt. 21' 0" x 11' 2" (6.40m x 3.40m) Double glazed window and door to rear and side aspect. Range of wall and base units. Single drainer unit. Range master oven. Dish washer and rolltop work surface. Radiator. Lino floor.

### **Utility:**

Abt. 9' 7" x 5' 6" (2.92m x 1.68m) Range of wall and base units. Plumbing for washing machine and dish washer. Lino floor.

### **Shower Room:**

Abt. 9' 7" x 5' 9" (2.92m x 1.75m) Low level WC. Pedestal wash hand basin. Walk in shower cubicle. Radiator. Lino floor.

### **Office:**

Abt. 12' 2" x 7' 7" (3.71m x 2.31m) Double glazed window to front aspect. Radiator. Fitted carpet.

### **Snug:**

Abt. 13' 4" x 9' 7" (4.06m x 2.92m) Double glazed window to front aspect. Radiator. Fitted carpet.

## **First Floor**

### **Landing:**

Fitted carpet. Doors to all rooms. Access to loft.

### **Bedroom One:**

Abt. 12' 7" x 9' 0" (3.84m x 2.74m) Double glazed window to rear aspect. Radiator. Laminate flooring.

### **Bedroom Two:**

Abt. 12' 0" x 9' 5" (3.66m x 2.87m) Double glazed window to rear aspect. Radiator. Fitted carpet.

### **Bedroom Three:**

Abt. 11' 5" x 11' 9" (3.48m x 3.58m) X2 Double glazed window to side aspect. Radiator. Fitted carpet.

### **Bedroom Four:**

Abt. 11' 5" x 11' 6" (3.48m x 3.51m) Double glazed window to front aspect. Radiator. Fitted carpet.

### **Bedroom Five:**

Abt. 13' 3" x 7' 6" (4.04m x 2.29m) Double glazed window to front aspect. Radiator. Fitted carpet.

**Bathroom:**

Abt. 10' 2" x 6' 0" (3.10m x 1.83m) Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Double glazed window to side aspect.

**WC:**

Abt. 7' 0" x 6' 7" (2.13m x 2.01m) Low level WC and wash hand basin. Shower cubicle. Lino flooring.

**Outside****Front Garden:**

Paved front garden with parking for upto 8 cars.

**Rear Garden:**

Mainly laid to lawn. Paved patio area. Mature flower bed borders.

**Agents Note:**

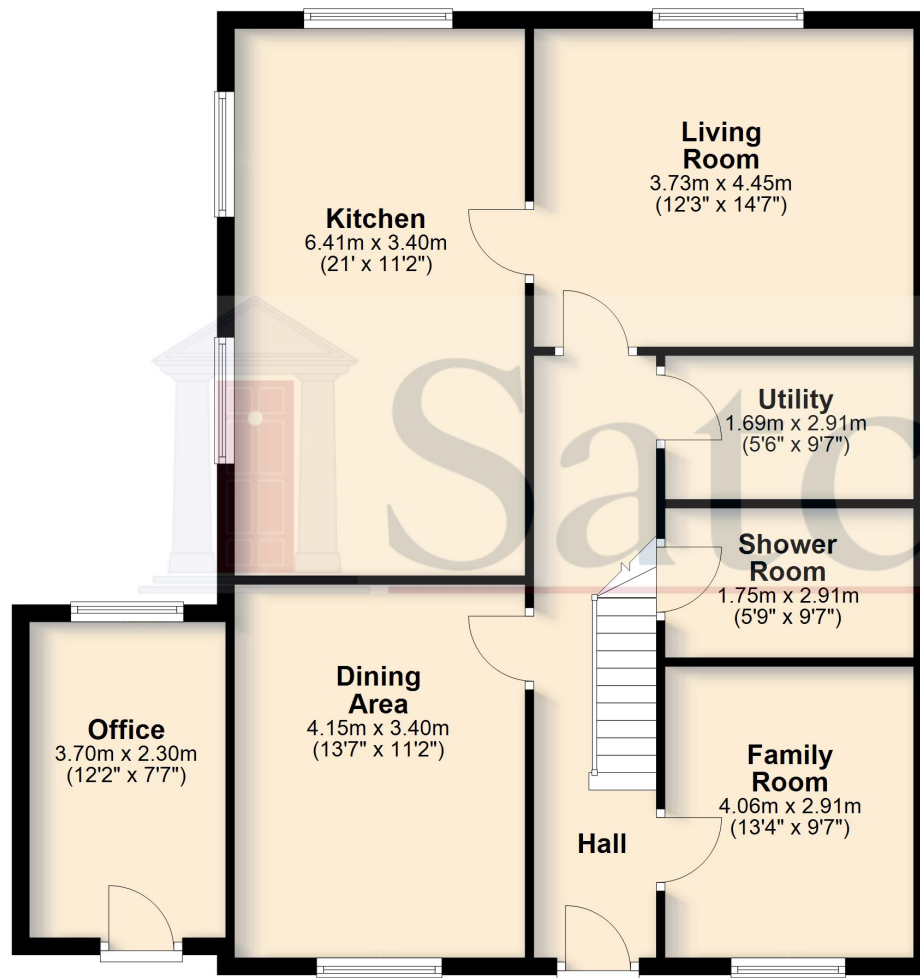
Draft particulars yet to be approved by Vendor and may be subject to change.



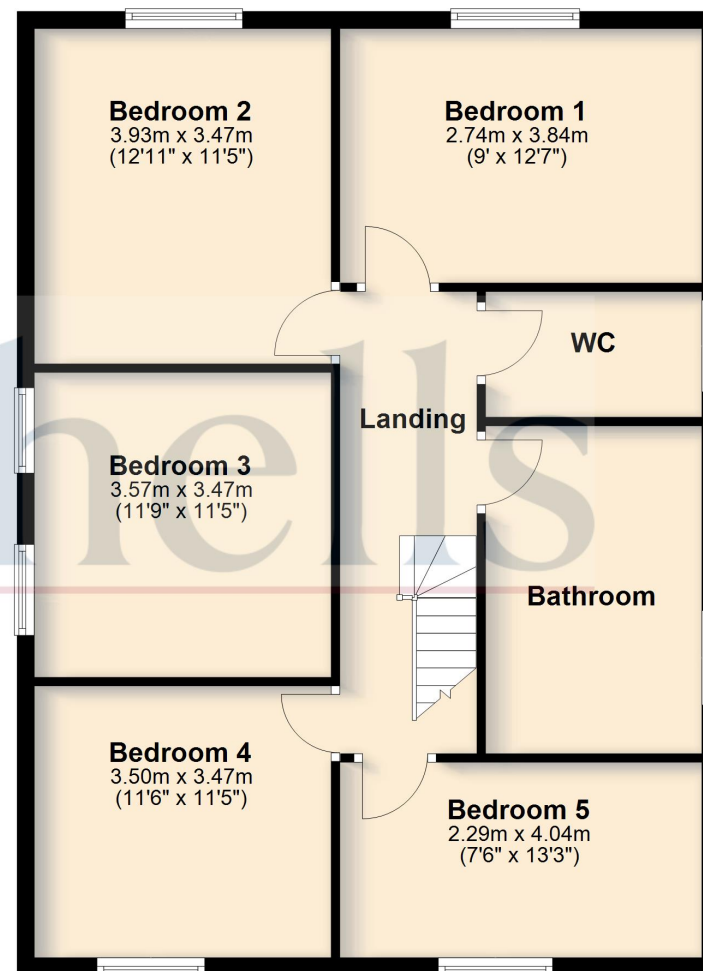


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustration 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.