



18, Dixies Close

Ashwell, Baldock,
Hertfordshire, SG7 5QN

Freehold, Guide Price £425,000

country
properties

A spacious and very well located 3 bedroom semi detached family home in need of some cosmetic modernisation in areas. Located in Dixies Close, Ashwell, within walking distance to all village schools and amenities, this well looked after 3 bedroom home offers spacious accommodation as it stands but also lots of potential for further re-configuration / value adding subject to planning permission. With a very large front garden laid to lawn, a driveway that would comfortably accommodate 4 cars leading to a single garage, a very attractive, approx. 60ft rear garden and offered to the market chain free, this wonderful home offers its new owners the opportunity to create something special!

- Well maintained family home in need of some cosmetic updating in areas
- Very attractive approx. 60ft rear garden
- Light and airy throughout
- Central village location
- Council Tax Band A
- 3 good size bedrooms
- Large driveway providing off road parking for multiple vehicles
- Extension potential (STPP)
- Chain Free
- EPC Band: E



Accommodation

Entrance Hallway

14' 2" x 7' 0" (4.32m x 2.13m)

Radiator, sliding door to rear garden, stairs to first floor, under stairs cupboard, door to:

Lounge

11' 0" x 15' 8" (3.35m x 4.78m)

Radiator, window to the front aspect, storage cupboard, door to kitchen, opening to:

Dining Room

9' 8" x 10' 9" (2.95m x 3.28m)

Window to the front aspect, radiator.

Kitchen

12' 1" x 6' 9" (3.68m x 2.06m)

Window to the rear aspect, radiator, range of base level and wall mounted units with work surface over and inset sink with drainer, space for fridge/freezer, dishwasher and cooker with extractor hood over, door to:

Utility

17' 11" x 6' 9" max (5.46m x 2.06m)

Window to the rear aspect, external door to rear, wall mounted and base level units with work surface over, space and plumbing for washing machine, tumble dryer and fridge/freezer under, door to:

Cloakroom

WC



First Floor

Landing

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

Bedroom One

11' 5" x 11' 0" (3.48m x 3.35m)

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

Bedroom Two

9' 8" x 11' 0" (2.95m x 3.35m)

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

Bedroom Three

10' 6" x 7' 0" (3.20m x 2.13m)

Window to the rear aspect, radiator, built in wardrobes and large storage cupboard housing wall mounted boiler.

Family Bathroom

Radiator, window to the rear aspect, bath with power shower over and screen, wash hand basin, WC.



External

Front

Large front garden laid to lawn with 4 car driveway leading to single garage, access to rear at side.

Single Garage

Rear

Large patio seating area stepping down to an attractive and mature rear garden approx. 60ft in length predominantly laid to lawn with various seating areas, greenhouse, timber storage shed, access at head of garden to front.

Ashwell

Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.

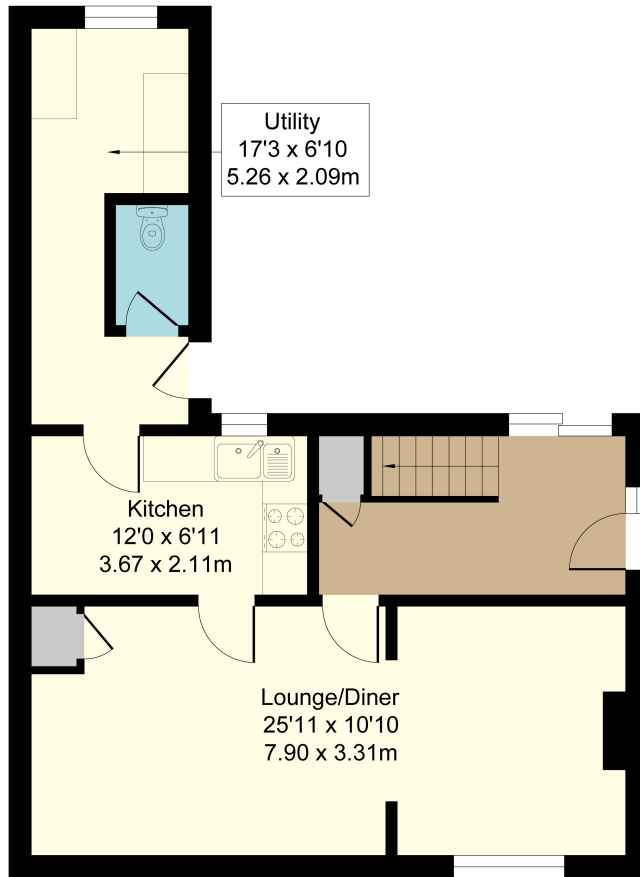




18 Dixies Close, Ashwell

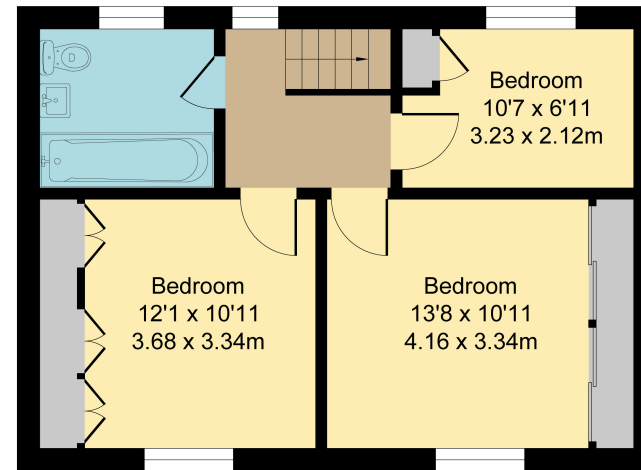
Ground Floor

Area: 55.3 m² ... 595 ft²



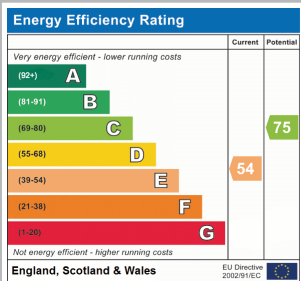
First Floor

Area: 43.9 m² ... 473 ft²



Total Area: 99.2 m² ... 1068 ft²

All Measurements are approximate and for display purposes only



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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country
properties