Clifhanger

2a, Claybush Road, Ashwell,
Hertfordshire, SG7 5RA
£735,000

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A bright and airy three bedroom bungalow, situated in an elevated position with enviable views across Ashwell. The property has garage and parking on the ground floor and the living accommodation is approached via steps leading to the front door. The gardens are to the rear and side, both benefitting from being secluded with a sunny westerly aspect.

- Detached Bungalow
- Large living room with triple aspect windows
- Three double bedrooms
- Master bedroom with en-suite shower room & patio doors leading to terrace
- Kitchen/breakfast room
- Conservatory
- Garage & off road parking

Entrance

Steps leading up to front door. Park glazed door and roll length window to:-

Entrance Hall

Cloak cupboard.

Living Room

21' 8" x 13' 11" (6.60m x 4.24m)
Triple aspect. Gas - real flame fire. Radiator.

Kitchen

15' 5" x 12' 3" (4.70m x 3.73m)
Window to rear. Tiled floor. Radiator. Matching wall and base units with integrated dishwasher and fridge. Built-in electric oven and hob with extractor over. 2 x stainless steel sinks with drainers either side.

Utility Room

12' 4" x 7' 5" (3.76m x 2.26m)
Space for fridge/freezer, washing machine and tumble dryer. Butler sink. Radiator. Built-in storage cupboards. Steps leading down to:-

Conservatory

12' 6" x 8' 10" (3.81m x 2.69m)
Door to garden.

Inner Hall

Radiator. Storage cupboard. Sky light.

Bedroom Three

11' 9" x 11' 8" (3.58m x 3.56m)
Window to front.

Bedroom Two

13' 7" x 11' 4" (4.14m x 3.45m)
Window to front. Radiator. Built-in wardrobes.

Family Bathroom

Window to side. Fully tiled. Panelled bath with water fall shower and mixer tap. Low level WC. Wash hand basin. Wall mounted heated towel rail.

Master Bedroom

12' 2" x 11' 4" (3.71m x 3.45m)
Radiator. Sliding patio doors leading to terrace.

En-Suite

Window to side. Shower cubicle. Low level WC. Wash hand basin with storage under.

Outside

Front

Steps leading up to front door. Footpath leading to rear garden. Block paved driveway providing off road parking for 2 vehicles.

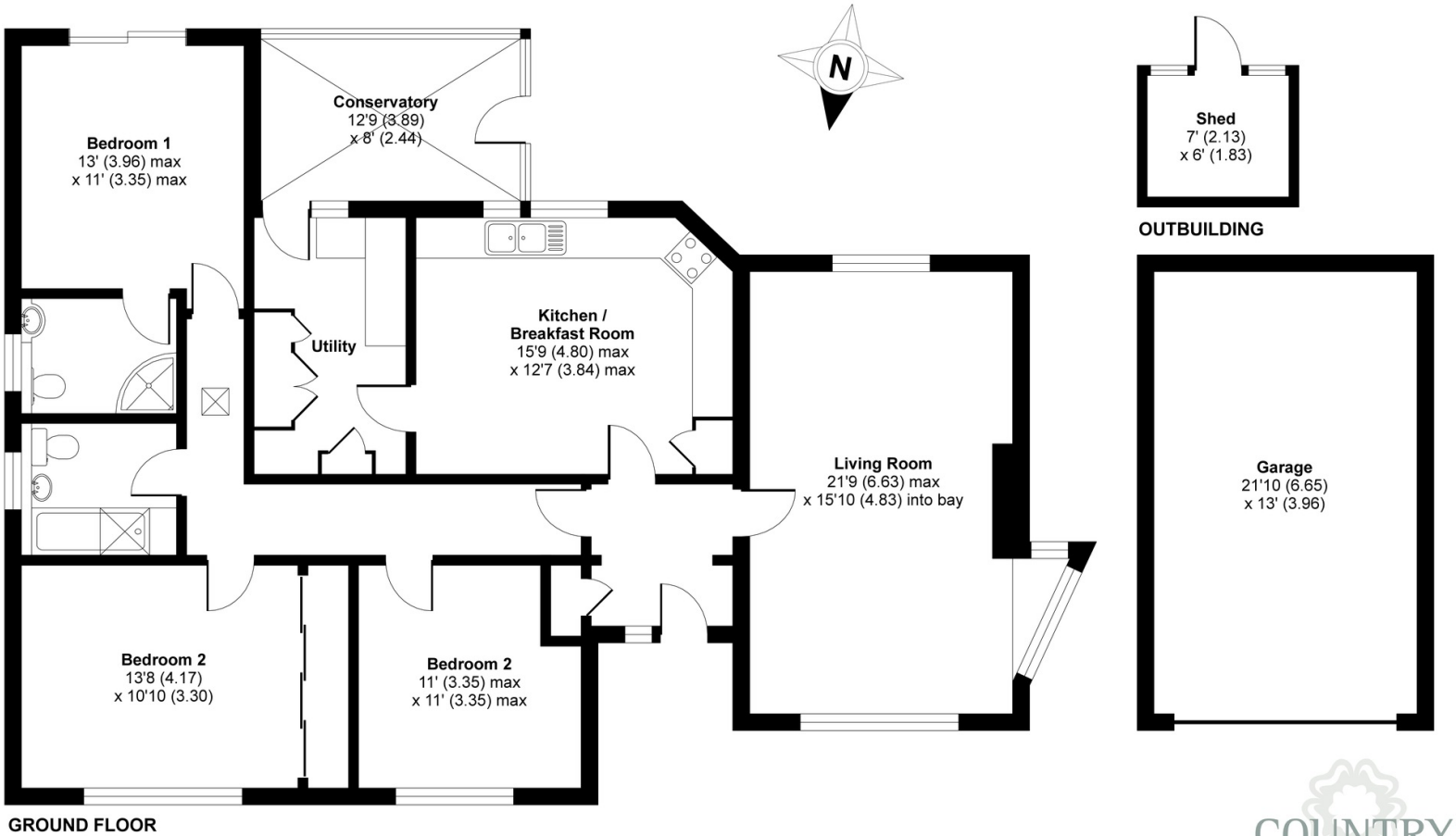
Garage

Power and light.

Rear Garden

Paved terrace. Small lawn enclosed by hedging. Timber shed. Small lawn area to side with views over Ashwell church.

Approximate Area = 1724 sq ft / 160.2 sq m (includes garage)
Outbuilding = 42 sq ft / 3.9 sq m
Total = 1766 sq ft / 164.1 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Country Properties. REF: 761079

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Viewing by appointment only

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