



1 Moules Yard, Ashwell, Baldock, Hertfordshire. SG7 5PU.

COUNTRY PROPERTIES  
PART OF HUNTERS  
EXCLUSIVE







# 1 Moules Yard, Ashwell, Baldock, Hertfordshire. SG7 5PU.

**O.I.E.O Freehold**  
**£999,950**

Country Properties are delighted to offer to the market this splendid 4 bedroom detached executive home located in a private cul-de-sac in central Ashwell. The property offers incredibly spacious accommodation, immaculate presentation, and high quality fixtures and fittings throughout. Externally the property offers a very private, low maintenance walled garden, double garage and off road parking for multiple vehicles. Built for the current owners approximately 20 years ago, this fantastic property is being offered with no upward chain!

Ashwell is a picturesque village with boutique shops, historic houses, churches, 3 pubs, tennis courts, cricket grounds and pavilion, as well as being surrounded by stunning countryside. Perfect for bike rides and long dog walks! Situated 4 miles east of Baldock & 5 miles west of Royston. Convenient for A1(M) & A505. Ashwell & Mordens station offers service to Kings Cross & Cambridge. Uniquely it has its own commuter bus service that runs early mornings and evenings. Links and school buses to Knights Templar and Bassingbourn Secondary schools. It is a short walk to Ashwell village primary school. With its abundance of clubs and social activities it has the perfect mix for families, commuters and downsizers alike.





## Ground Floor

### Entrance Hall

13' 0" x 24' 0" (3.96m x 7.32m)

Large, welcoming entrance hall, radiator x 2, storage cupboard, under stairs storage cupboard, stairs to first floor accommodation, doors to:

### Cloakroom

Wash hand basin, W.C, radiator, window to front aspect.

### Bedroom 3/Family Room

12' 4" x 12' 7" (3.76m x 3.84m)

Window to front aspect, window to side aspect, radiator, doors to:

### En-Suite

Fully tiled, wash hand basin, W.C , shower cubicle , window to front aspect.



### Kitchen

14' 1" x 12' 0" (4.29m x 3.66m)

Range of base & wall mounted units with work surface over and inset sink & drainer, integral double oven & grill, induction & gas hob with extraction over, dishwasher, fridge freezer, window to rear aspect, door to:

### Utility Room

9' 7" x 6' 4" (2.92m x 1.93m)

Range of base & wall mounted units with work surface over and inset sink & drainer, wall mounted boiler, radiator, space for washing machine & tumble dryer, window to side aspect, glass panelled door to rear garden.

### Dining Room

12' 10" x 11' 7" (3.91m x 3.53m)

Radiator, glass panelled French doors to Garden room.

### Lounge

19' 0" x 25' 0" (5.79m x 7.62m)

Wonderful light and airy room with dual aspect windows to front and rear. Fireplace with stone surround with real flame gas fire. Two radiators. Glass panelled French doors to garden room.





## Garden Room

28' 7" x 11' 1" (8.71m x 3.38m)

Low level radiator x 4, French doors to rear garden.

## First Floor

### Landing Space

16' 7" x 10' 3" (5.05m x 3.12m)

Velux windows x 2, radiator, recess providing study space, airing cupboard housing mega flo tank, doors to:

### Bedroom 1

21' 0" x 21' 3" (6.40m x 6.48m)

Window to front aspect, window to rear aspect, radiator x 2, multiple built in storage cupboards, door to:

### En-Suite

Fully tiled, shower cubicle, heated towel rail, W.C, wash hand basin, velux window to rear.



## Bedroom 2

19' 9" x 14' 1" (6.02m x 4.29m)

Window to front aspect, radiator x 2, multiple built in storage cupboards, door to:

### En-Suite

Bath with shower over & screen, velux window to rear aspect, W.C, wash hand basin, heated towel rail.

### Bedroom 4

10' 8" x 6' 9" (3.25m x 2.06m)

Velux window to rear, radiator, loft hatch.





## External

### Double Garage

Located at rear of the property, light, power, electric up and over door, eaves storage, driveway parking for 2-3 cars in front.

### Frontage

Driveway parking for 2 cars, recess to side providing discreet storage space for bins.

### Rear Garden

Wrap around walled rear garden to rear and side, predominantly laid to patio to rear with two charming seating area's surrounded by established beds and borders, to the side is a pleasant lawned area with gated access to the rear and side door to double garage.

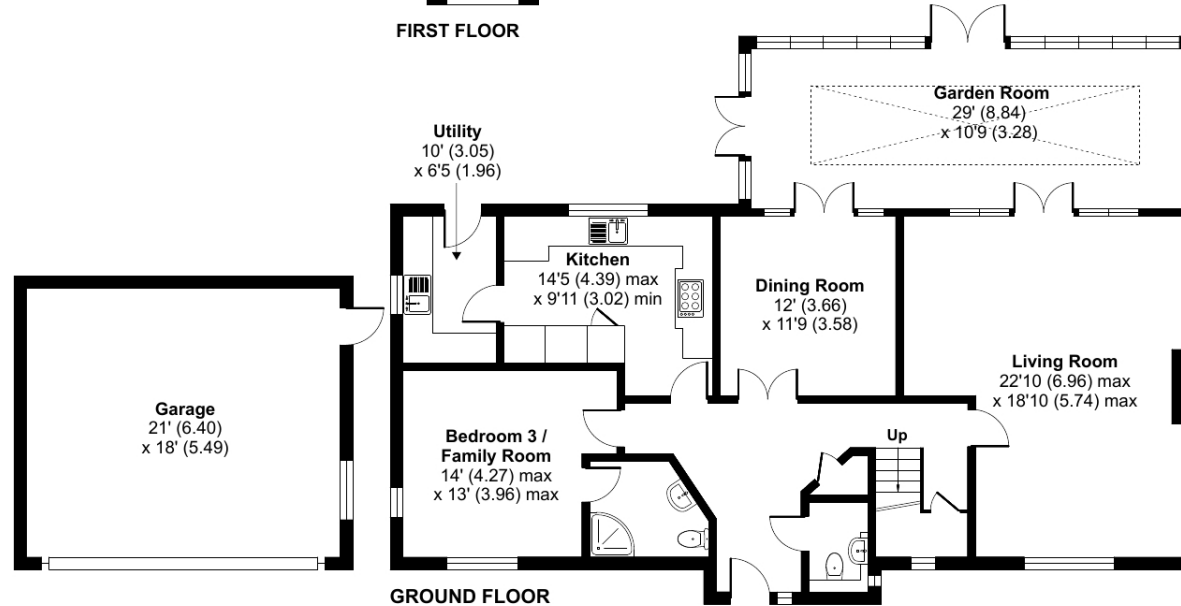
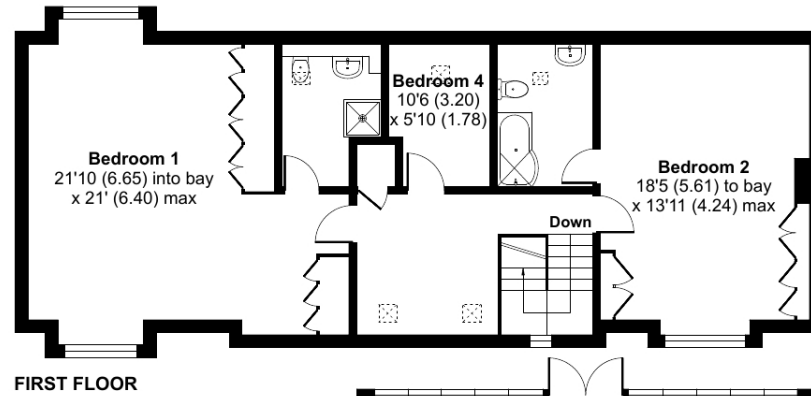
#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

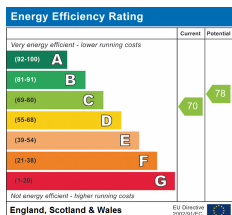


Approximate Area = 2940 sq ft / 273.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 912181



### Viewing Arrangements

Strictly by prior appointment only through

Country Properties Baldock 01462 895061 - [www.country-properties.co.uk](http://www.country-properties.co.uk)





