



11, Woodforde Close

Ashwell, Baldock,
Hertfordshire, SG7 5QE
£675,000

country
properties

A beautifully presented, spacious, bright & airy 4/5 bedroom link detached family home in sought after village location! This fantastic property located in Woodforde Close, Ashwell, offers versatile accommodation with 4 very good size bedrooms on the first floor (3 doubles and a generous single) and a further large double bedroom/family room with en-suite on the ground floor with its own external access door, meaning this could easily be used as an office, gym or home business area. Externally and to the front is an attractive front garden laid to lawn and large driveway providing off road parking for multiple vehicles leading to the attached single garage, To the rear is a lovely, private, south westerly facing rear garden with established beds, borders and raised decked terrace seating area. Located within walking distance to all local village attractions and amenities, this wonderful family home must be viewed in person to be fully appreciated!

- 4/5 bedroom link detached family home
- Versatile accommodation throughout
- South westerly facing rear garden
- Beautifully presented throughout
- Garage and off road parking for multiple vehicles
- Particularly sought after village location



Ground Floor

Entrance Hallway

Radiator, stairs to first floor accommodation, under stairs storage cupboard, two coat/shoe storage cupboards, doors to:

Cloakroom

Window to the front aspect, wash hand basin, WC.

Lounge

14' 6" x 13' 2" max (4.42m x 4.01m)
Wood burning stove with quartz hearth, radiator, bi-folding doors to rear terrace.

Kitchen

12' 5" x 8' 2" (3.78m x 2.49m)
Window to the front aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, breakfast bar, integral oven/grill, induction hob with extractor over, space for fridge/freezer and dishwasher, arched opening to:

Dining Room

11' 4" x 11' 1" (3.45m x 3.38m)
Radiator, wood burning stove with quartz hearth, sliding door to rear terrace, opening to entrance hall and kitchen, door to:

Bedroom Five/Family Room

12' 9" x 10' 7" (3.89m x 3.23m)
Electric underfloor heating, French doors to rear garden, doors to:

En-suite

Window to the side aspect, heated towel rail, WC, wash hand basin, underfloor heating, shower cubicle.

Utility/Side Lobby

5' 8" x 3' 3" (1.73m x 0.99m)
External door to front, recess housing washing machine and tumble dryer.

First Floor

Landing

Window to the front aspect, radiator, loft hatch, doors to:



Bedroom One

13' 4" x 12' 9" max (4.06m x 3.89m)

Radiator, window to the rear aspect, airing cupboard.

Bedroom Two

9' 7" x 11' 2" (2.92m x 3.40m)

Two windows to the front aspect, radiator, built in storage cupboard, loft hatch.

Bedroom Three

11' 7" max x 8' 2" (3.53m x 2.49m)

Window to the front aspect, radiator.

Bedroom Four

11' 2" x 6' 7" (3.40m x 2.01m)

Window to the rear aspect, radiator.

Family Bathroom

Window to the side aspect, heated towel rail wash hand basin, bath with Aqualisa shower over and screen.



External

Rear

Raised decked terrace leading to south westerly facing rear garden. Laid to lawn measuring approx. 30ft x 40ft with raised beds, borders, ornamental shrubs, fish pond and timber storage shed.

Front

Front garden laid to lawn with ornamental shrubs, large driveway with parking for multiple vehicles leading to the attached single garage and external log store, EV charging point.

Garage

12' 3" x 8' 3" (3.73m x 2.51m)
Light, power, wall mounted boiler.

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, butchers, village store, chemist, dental surgery, doctors' surgery and three popular public houses. The village primary school is 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.

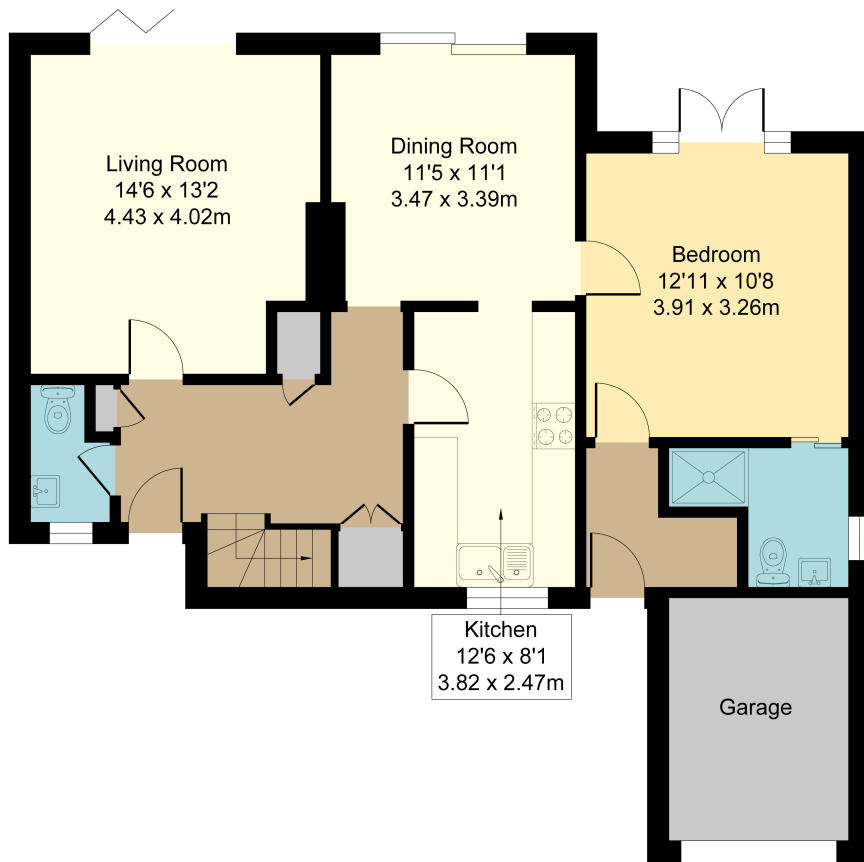




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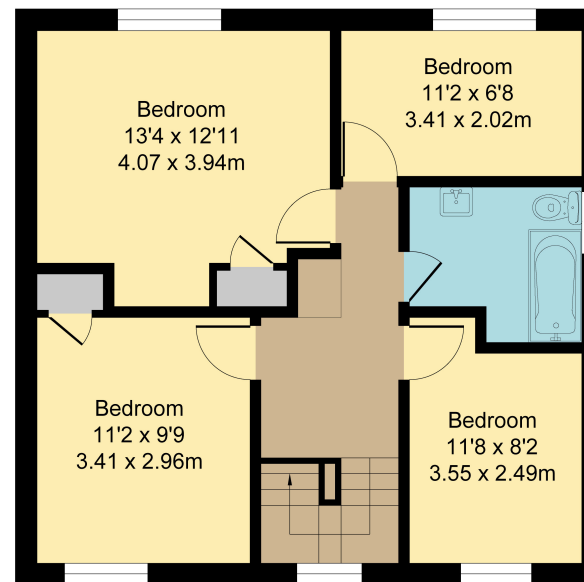
Ground Floor

Area: 73.7 m² ... 794 ft²



First Floor

Area: 55.8 m² ... 601 ft²



Total Area: 129.5 m² ... 1395 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	81

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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