



# 4, Orchard View

Ashwell, Baldock,  
Hertfordshire, SG7 5JN  
**£250,000**

country  
properties

A recently refurbished and immaculately presented two double bedroom park home with garden and off road parking. Located on the ever popular Sunnymead Orchard site in Ashwell, this fine example of a modern park home offers a lounge, separate dining room and study space.

- Beautifully Presented
- Two Double Bedrooms
- Separate Study Space
- Private Garden
- Driveway Parking
- Sought After Location

### Entrance Hall

Radiator. Loft hatch. Storage cupboard and additional cupboard housing the boiler. Doors to:

### Lounge

17' 1" x 10' 9" (5.21m x 3.28m)  
Two windows to front aspect.  
Two windows to side aspect.  
Radiator. Electric fire. Door to:

### Kitchen

12' 4" x 8' 6" (3.76m x 2.59m)  
Window to rear aspect. Range of wall mounted and base level units with work surface over. Inset sink with drainer. Integrated oven and grill with gas hob over and extractor. Space for a washing machine, fridge/freezer and dishwasher. External door to rear. Door to entrance hall.

### Bedroom One

9' 6" x 11' 3" (2.90m x 3.43m)  
Window to rear aspect.  
Radiator. Large walk in wardrobe. Door to:

### Study

6' 6" x 5' 2" (1.98m x 1.57m)  
Window to side aspect.



## Bedroom Two

9' 8" x 9' 6" (2.95m x 2.90m)

Window to front aspect.

Radiator. Built in wardrobe and vanity desk.

## Bathroom

Window to front aspect.

Radiator. WC. Wash hand basin. Bath with shower over and screen.

## External

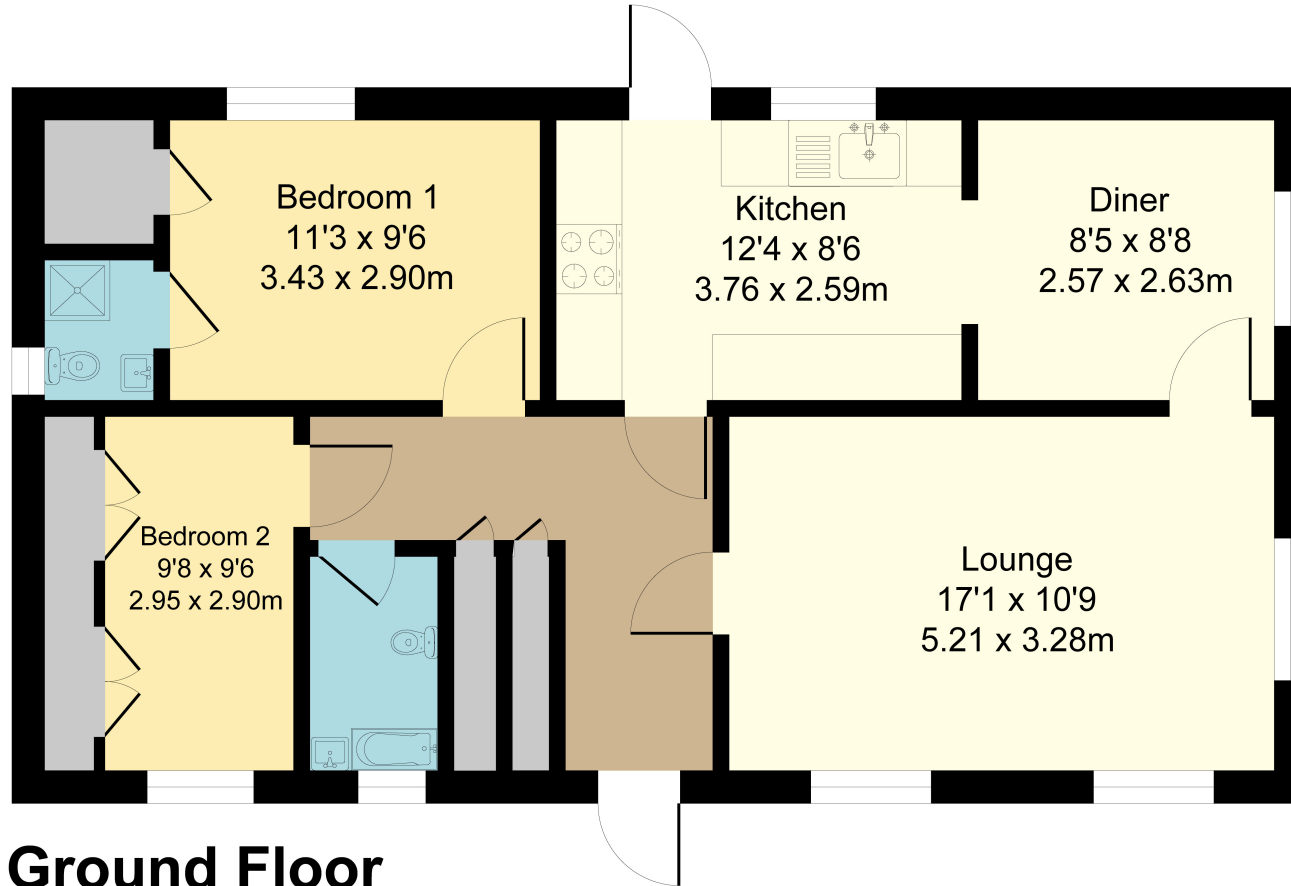
Front - front garden laid to gravel with established shrubs. Two car driveway to side leading to rear.

Rear - Wrap around rear garden laid predominately to lawn with black paved patio area and timber storage shed.

Site Fee - 229.02 PCM



# 4 Orchard View, Ashwell



## Ground Floor

Total Area: 68.6 m<sup>2</sup> ... 739 ft<sup>2</sup>

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

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