



# The Flamstead

Field Maple Close, Senuna Park, Ashwell, Baldock,  
Herts, SG7 5BA

**Freehold £550,000**

country  
properties



A fantastic semi-detached family home!! The Flamstead, one of just two available, is a light and spacious three bedroom semi detached unit design on Senuna Park, Ashwell – an exclusive development of high specification new homes located off Station Road in Ashwell constructed by Matthew Homes. The Flamstead offers approx. 1113 sq ft of wonderful light, spacious accommodation with a large lounge, cloakroom and true ‘heart of the home’ open plan kitchen/dining/family area on the ground floor. On the first are three generous bedrooms (en-suite to master) and a family bathroom. Externally there is a generous block paved drive. A fantastic property that would suit a wide range of buyers looking for their first family home, to downsize or simply re-locate to one of the most sought after villages in the local area!

- Show home available to view 7 days a week
- High specification fixtures & fittings throughout
- Energy efficient measures such as PV panels, EV charging & Waste Water Heat Recovery System
- Allocated parking
- 3 bedrooms (1 en-suite)
- Integrated kitchen appliances & complimentary quartz worktops
- 10 year NHBC Warranty
- Close to Ashwell & Morden train station with direct link to Cambridge & London Kings Cross



## Accommodation

### Ground Floor

#### Living Room

17' 0" (max) x 13' 1" (to bay) (5.18m (max) x 4.00m (to bay)) Bay window to side aspect, further window to side aspect and window to front aspect.

#### Kitchen/Diner/Family Area

17' 0" (min) x 13' 3" (5.18m (min) x 4.05m) Window to front aspect, French doors to rear garden, range of wall mounted and base level units with quartz work surface over and inset sink and drainer, integral double oven/grill, fridge freezer, dishwasher, washing machine, induction hob with extractor over.

#### Cloakroom

WC and wash hand basin.

### First Floor

#### Bedroom One

11' 0" (max) x 9' 11" (3.35m (max) x 3.03m) Window to side aspect, built in wardrobes, door to:-

#### En-Suite

Window to side aspect, WC, wash hand basin, heated towel rail and shower cubicle.

#### Bedroom Two

13' 5" (max) x 8' 5" (4.10m (max) x 2.58m) Window to side aspect.

#### Bedroom Three

10' 5" x 8' 2" (3.18m x 2.50m) Window to side aspect.

#### Bathroom

Window to front aspect, heated towel rail, WC, wash hand basin, bath with shower attachment over.

### External

#### Front

Block paved driveway.

#### Rear

Gated access at side to front. Wooden, lockable storage.





## Senuna Park

Welcome to Senuna Park, an exceptional new development built by reputable Hertfordshire housebuilder, Matthew Homes comprising of 3, 4 & 5 bedroom homes located in the picturesque and highly sought-after North Hertfordshire village of Ashwell, being surrounded by open countryside and a wealth of historical buildings whilst being some 4 miles north east of the town of Baldock. Senuna Park encapsulates modern living and combines the idyll of rural community life with all the connections of the city within easy reach.

Each home has been methodically designed and exhibits thoughtful stylish interiors, carefully considered to enhance space and natural light whilst including a number of cost-saving technologies such as PV panels, waste water heat recovery system and complimentary EV charging points to maximize efficiency and sustainability. Internally you will find a range of quality specifications including contemporary designer kitchens with integrated appliances and complimentary Quartz worktops, Villeroy & Boch sanitaryware with ceramic floor and wall tiling to the bathrooms and built in wardrobes to bedrooms.1 and 2 (except Flamstead to bedroom 1 only).

### Agent's Notes

Please note that the photos contained herein are show home photos for illustration purposes only.





## Ashwell

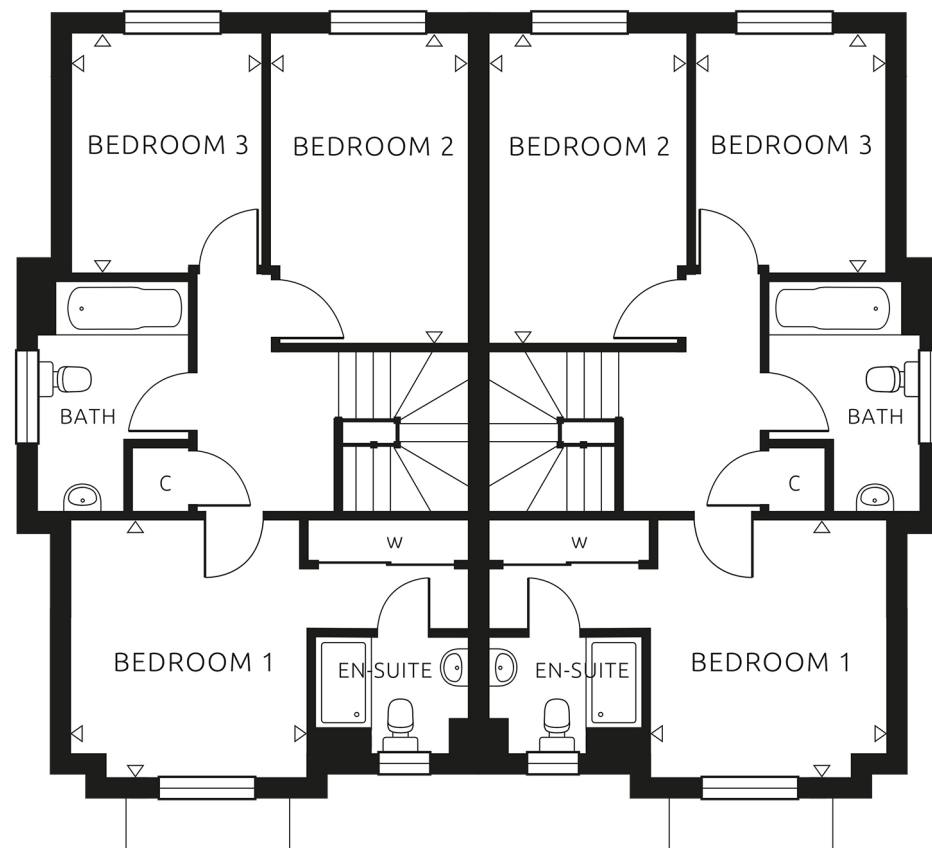
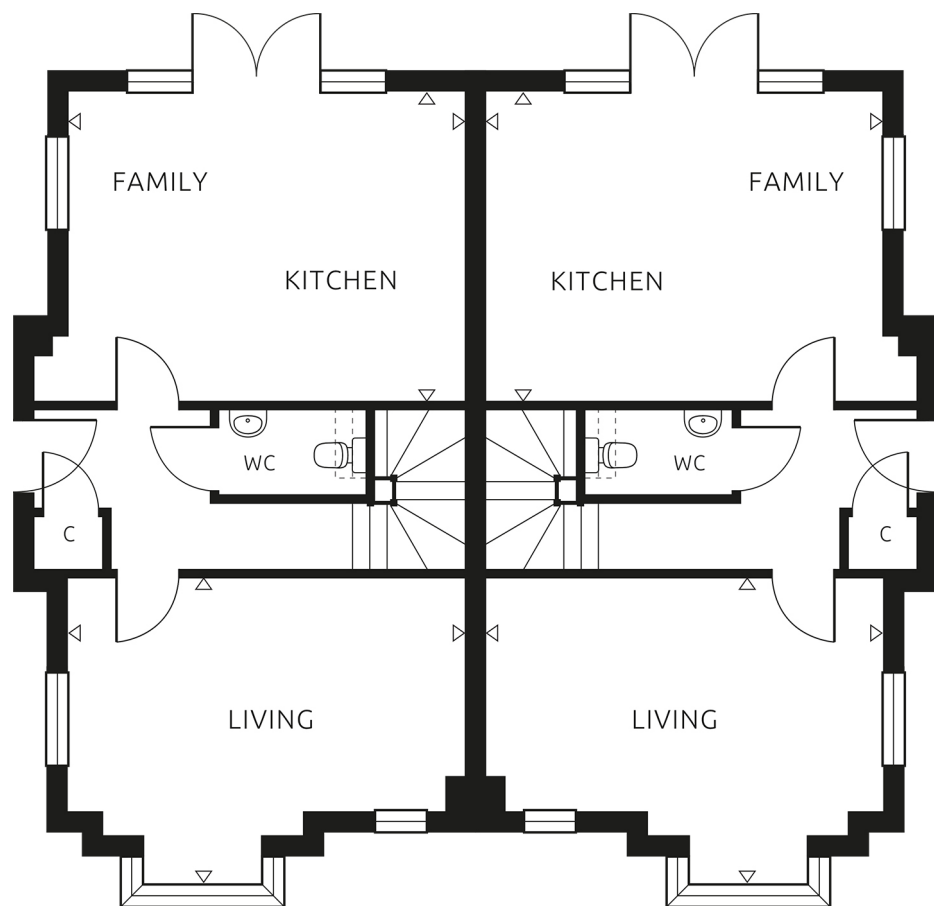
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned 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.











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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