



4, Ashwell Street

Ashwell, Baldock,
Hertfordshire, SG7 5QF

Freehold - Offers in Excess Of £900,000

country
properties

An immaculately presented 5 double bedroom modern executive home located on Ashwell St in the ever sought after village of Ashwell. This light, airy and very spacious timber frame 'Potton Home' was recently built by the current owners to a particularly high specification throughout utilising modern energy measures such as underfloor heating across the ground and first floor via air source heat pump with individual thermostats for every room, LED lighting and stylish modern UPVC double glazed sash windows. With accommodation over 3 floors, 5 very large double bedrooms (2 en-suite with walk in dressing area/wardrobe), 2 generous reception rooms and a stunning, bespoke kitchen/diner overlooking the very attractive wrap around rear terrace and garden, this fabulous family home is sure to impress.

- 5 Double bedrooms (2 en-suite with dressing area/walk in wardrobe)
- High specification fixtures and fittings
- Stunning kitchen/diner
- Driveway with parking for multiple vehicles
- Particularly generous rooms throughout
- Underfloor heating via air source heat pump on ground & first floor
- Wrap around terrace & rear garden
- Council Tax band G & EPC Rating B



Accommodation

Entrance Porch

5' 6" x 6' 9" (1.68m x 2.06m)
door to:

Entrance Hall

14' 9" x 11' 2" (4.50m x 3.40m)
Under stairs cupboard, stairs to the first floor,
doors to:

Lounge

14' 7" x 18' 4" (4.45m x 5.59m)
Sash window to the front aspect, French
doors to rear terrace, fireplace with stone
hearth, timber mantle.

Study/Playroom

11' 2" x 10' 5" (3.40m x 3.17m)
Sash window to the front aspect.

Utility

8' 6" x 5' 6" (2.59m x 1.68m)
Range of wall mounted and base level units
with marble work surface over and inset sink
with drainer, space for a washing machine
and tumble dryer, external door to side.

Cloakroom

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

Kitchen/Diner

Four sash windows to the rear aspect, range
of wall mounted and base level units with
marble work surface over and inset sink with
drainer. Central Island with base level units,
breakfast bar with marble work surface over
and integral Neff induction hob with rising
extractor. Integral Neff double oven,
microwave and grill, dishwasher, space for a
large American style fridge freezer, walk in
pantry cupboard, French doors to rear
terrace.

First Floor

Landing

Sash window to the front aspect, under stairs
cupboard, laundry cupboard, stairs to the
second floor, doors to:

Bedroom One

11' 9" x 16' 4" (3.58m x 4.98m)
Sash windows to the side and rear aspect,
Velux window to the rear aspect, vaulted
ceiling, opening to walk in dressing area, door
to en-suite.

En-suite

Sash window to the rear aspect, double
shower, WC, wash hand basin, heated towel
rail.



Bedroom Two

14' 7" x 13' 2" (4.45m x 4.01m)

Sash window to the rear aspect, large walk in wardrobe, door to:

En-suite

Sash window to the rear aspect, double shower, heated towel rail, WC, wash hand basin.

Bedroom Three

13' 3" x 10' 8" (4.04m x 3.25m)

Sash window to the front aspect.

Family Bathroom

Sash window to the side aspect, WC, heated towel rail, wash hand basin, bath with shower attachment, shower cubicle.

Second Floor

Landing

Velux window to the rear aspect, doors to:

Shower Room

Velux window to the front aspect, WC, wash hand basin, heated towel rail, shower cubicle.

Bedroom Four

13' 2" x 11' 9" (4.01m x 3.58m)

Velux windows to the front and rear aspect, radiator, door to large walk in storage/mega flow tank cupboard.



Bedroom Five

14' 2" x 11' 9" (4.32m x 3.58m)

Velux windows to the front and rear aspect, radiator.

External

Front

Gravel driveway providing off road parking for multiple cars, EV charging point, metallic storage shed, gated access to rear on both sides.

Rear

Wrap around rear terrace with large, heated seating area at head leading to rear garden laid to lawn with attractive beds, borders and ornamental shrubs, gated access to front at both sides.

Agent's Notes

Ashwell

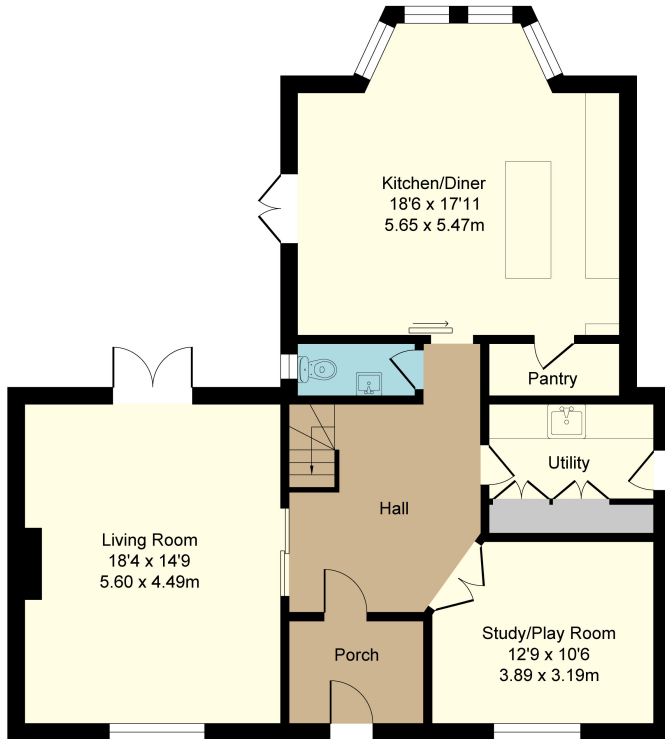
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned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



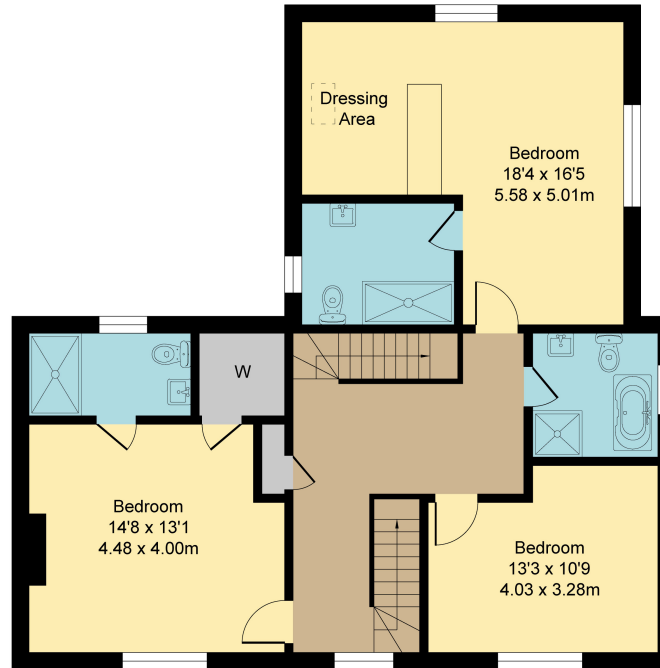


4 Ashwell St, Ashwell

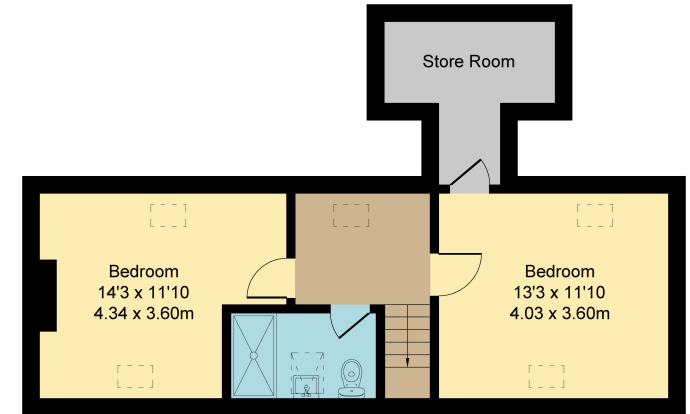
Ground Floor
Area: 96.0 m² ... 1033 ft²



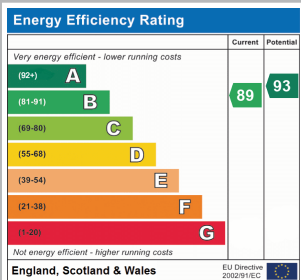
First Floor
Area: 95.6 m² ... 1030 ft²



Second Floor
Area: 44.7 m² ... 481 ft²



Total Area: 236.3 m² ... 2544 ft²
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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