



High Street

Hinxworth, Baldock,
Hertfordshire, SG7 5HQ

Freehold - Guide Price £750,000

country
properties

A beautifully presented and significantly extended 4 bedroom semi-detached family home in sought after village location! Having been extended by the current owners the home now offers 3 reception rooms on the ground floor and 4 double bedrooms with en-suite to master on the first. A highlight of the accommodation being the fantastic open plan, 'heart of the home' dining/garden room overlooking the stunning rear garden. Externally and to the front is off road parking for multiple vehicles with gated access to the rear. The south facing rear garden measures approx 130ft in length and benefits from a 30ft heated swimming pool and detached studio/pool house. A wonderful family home that must be viewed in person to fully appreciate the size, setting and lifestyle on offer!

- 4 Double bedrooms (en-suite to master)
- Light & spacious accommodation
- Detached studio/pool house
- Council Tax band E
- Three reception rooms
- Heated swimming pool
- Off road parking for multiple vehicles
- EPC rating D



Accommodation

Entrance Hallway

Velux window to the front aspect, radiator, stairs to first floor, under stairs storage cupboard, door to lounge, door to:-

Kitchen

11' 7" x 9' 3" (3.53m x 2.82m)
Range of wall mounted and base level units with quartz work surface over and inset sink with drainer, integral dishwasher, range cooker with extractor over, space for fridge/freezer, opening to:-

Dining/Garden Room

27' 7" x 21' 4" (8.41m x 6.50m)
Window to the side aspect, two windows to the rear aspect, radiator, external door to the side, bi-folding doors onto rear garden, under floor heating, door to study/craft room, opening to lounge.

Study/Craft Room

14' 5" x 6' 5" (4.39m x 1.96m)
Window to the front aspect, Velux window to the side aspect, under floor heating.

Lounge

15' 2" x 11' 1" (4.62m x 3.38m)
Window to the front aspect, radiator, wood burning stove, door to entrance hallway, opening to dining room.

First Floor

Landing

Window to the front aspect, radiator, doors to:-

Bedroom One

13' 0" x 11' 0" (3.96m x 3.35m)
Window to the rear aspect, radiator, built in wardrobes, door to:-



En-suite

Window to the rear aspect, window to the side aspect, WC, wash hand basin, heated towel rail, bath with shower attachment over.

Bedroom Two

12' 4" x 8' 2" (3.76m x 2.49m)

Window to the side aspect, radiator.

Bedroom Three

12' 1" x 7' 6" (3.68m x 2.29m)

Window to the rear aspect, radiator, built in wardrobes.

Bedroom Four

10' 7" x 6' 9" (3.23m x 2.06m)

Window to the rear aspect, radiator.

Shower Room

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



External

Front

Fenced frontage laid to gravel with off road parking for multiple vehicles, gated access at side to rear and EV charging.

Rear

South facing rear garden measuring approx 130ft x 40ft laid to lawn with mature beds and borders, external utility/laundry cupboard housing washing machine and tumble dryer, decked hot tub area leading to pool area and studio/pool house. Wild garden area at rear with three timber sheds and gated access at side to front.

Studio/Pool House

Living area

17' 8" max x 17' 8" max (5.38m x 5.38m)

Two windows to the rear aspect, window and double doors to the front, sink with drainer and work surface, space for fridge under, mezzanine storage/sleeping area, door to:-

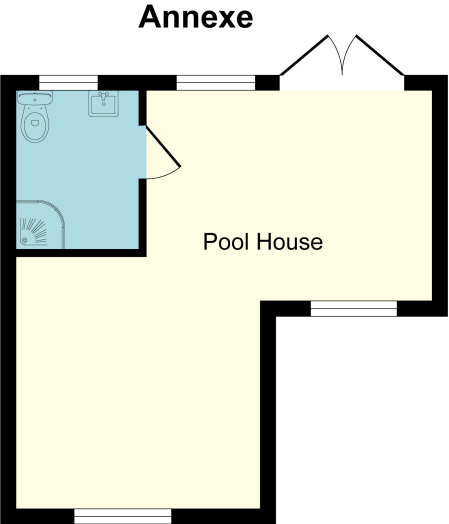
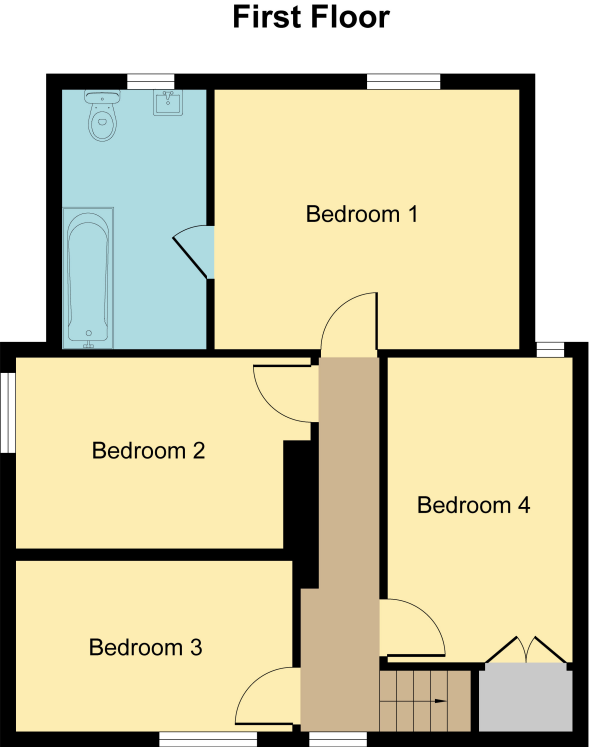
Shower Room

WC, wash hand basin, shower cubicle with power shower.

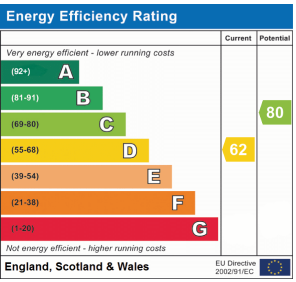




2 High Street, Hinxworth



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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