



# The Eastwick

Ashwell, Baldock,  
SG7 5BA  
£825,000

country  
properties



PART EXCHANGE AVAILABLE (T&Cs apply) SHOW HOME AVAILABLE TO VIEW

Plot 5 – The Eastwick A spectacular 1,538 sq. ft. four-bedroom detached home with double integral garage and driveway.

The Eastwick, offers beautifully balanced accommodation designed for modern family living. The ground floor centres around a spacious open-plan kitchen/dining/family area, creating a light-filled and sociable heart to the home. The contemporary designer kitchen features integrated appliances and Quartz worktops, complemented by a separate utility room for added practicality.

A generous living room provides an ideal space for relaxation, while a dedicated study offers flexibility for home working. A cloakroom completes the ground floor layout.

Upstairs, four well-proportioned bedrooms provide versatile accommodation. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom finished with quality ceramic tiling and Villeroy & Boch sanitaryware.

Built by respected Hertfordshire housebuilder Matthew Homes, Senuna Park is an exceptional collection of 3, 4 & 5 bedroom homes set within this picturesque North Hertfordshire village, surrounded by open countryside yet conveniently located just four miles from Baldock.

Each home has been thoughtfully designed to maximise natural light and space, incorporating energy-efficient technology including PV solar panels, Waste Water Heat Recovery Systems and EV charging points to enhance sustainability and help reduce running costs.

Ashwell offers a range of amenities including nursery and primary schooling, doctors and dental surgeries, pharmacy, general store, butchers, bakery, coffee shop and public houses. Ashwell & Morden Station provides regular services to London King's Cross (under 50 minutes) and Cambridge (approximately 20 minutes), making this an ideal location for commuters seeking village living without compromise.

IMAGES FOR GUIDANCE ONLY.

- Energy efficient features such as PV panels, Waste Water Heat Recovery System and EV charging point to maximise sustainability and lower energy costs
- Close proximity to Ashwell & Morden Station providing frequent services into London (Kings Cross) in under 50 minutes and Cambridge approx. 20 minutes
- Located close to a number of highly-regarded schooling options – Easy access to major road connections such as the A505, A1 and A10
- Designer soft-close kitchens with integrated appliances and complimentary Quartz worktops
- Garages or allocated parking to all homes
- NHBC New Home Warranty for complete peace of mind









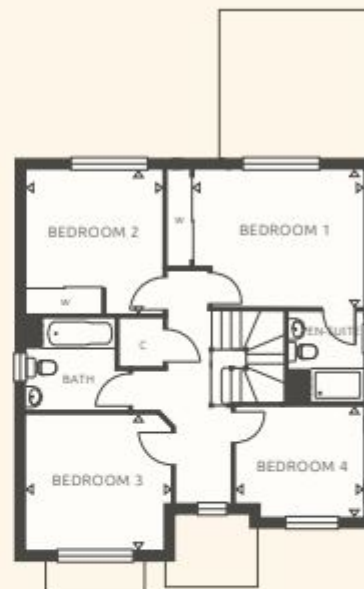






GROUND FLOOR

Living Room	4500 (+bay) X 3325 (max)	14' 11" (+bay) X 10' 11" (max)
Study	2450 (max) X 2375 (max)	8' 0" (max) X 7' 10" (max)
Kitchen Area	3750 X 3550	12' 4" X 11' 8"
Dining Area	4275 (max) X 3150 (max)	14' 0" (max) X 10' 4" (max)
Family Area	3425 X 3050	11' 3" X 10' 0"
Utility	2075 X 1700	6' 10" X 5' 7"



FIRST FLOOR

Bedroom 1	3900 (max) X 3225 (max)	12' 10" (max) X 10' 7" (max)
Bedroom 2	3350 (max) X 3150 (max)	11' 0" (max) X 10' 4" (max)
Bedroom 3	3375 (max) X 3150 (max)	11' 1" (max) X 10' 4" (max)
Bedroom 4	3000 (max) X 2550 (max)	9' 10" (max) X 8' 4" (max)

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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