



# 5, Shire End Close

Ashwell, Baldock,  
Hertfordshire, SG7 5FD  
£1,299,995

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We are privileged to offer to the market this stunning 5 bedroom detached, modern executive home located in Shire End Close, Ashwell. Built in 2016/17 in a private cul de sac consisting of a total of 6 similar homes, this fine property offers particularly light and spacious accommodation with a high specification finish throughout and modern energy efficient measures such as the heating system via air source heat pump to underfloor heating across the entire ground floor and modern double glazed windows. In terms of accommodation, on the ground floor the home offers a large triple aspect lounge overlooking the delightful south facing rear garden as well as dining room, playroom/home office, cloakroom, utility and true 'heart of the home' bespoke fitted kitchen with vaulted ceiling, bi-folding doors out to the rear terrace and high specification integral Neff appliances. On the first floor there are 5 double bedrooms with dressing area and large en-suite to master, a further en-suite to the 2nd bedroom and a family bathroom. Externally to the front is a 4 car driveway leading to the detached double garage. At the rear is a very attractive terrace leading to the approx. 60ft x 60ft garden which is laid to lawn with raised beds and ornamental borders. This wonderful family home is sure to impress and must be viewed in person to be fully appreciated!

- 5 Double bedrooms including en-suite and dressing area to master
- Double garage
- German bespoke fitted kitchen with Quartz work surface/island and NEFF appliances
- Large study / playroom
- Underfloor heating throughout ground floor via air source heat pump
- Large south facing rear garden
- Bi Fold doors to rear terrace
- Private Cul-de-sac location



## Accommodation

### Entrance Hallway

Underfloor heating, stairs to the first floor, under stairs storage cupboard, large coat/shoe storage cupboard, doors to; Cloakroom, Dining room, Lounge, Playroom/Home Office, Kitchen.

### Cloakroom

6' 7" x 5' 4" (2.01m x 1.63m)

Underfloor heating, window to the front aspect, heated towel rail, wash hand basin, WC.

### Lounge

22' 4" x 16' 6" (6.81m x 5.03m)

Underfloor heating, windows to the front and side aspect, French doors to the rear garden, log burning stove with marble hearth.

### Dining Room

16' 1" x 11' 3" (4.90m x 3.43m)

Underfloor heating, window to the front aspect.

### Playroom/Home Office

13' 1" x 10' 9" (3.99m x 3.28m)

Two windows to the rear aspect, underfloor heating.

### Kitchen

23' 4" x 16' 2" (7.11m x 4.93m)

Underfloor heating, vaulted ceiling, windows to the rear and side aspect, Velux to the side, Bi-folding doors to the rear, range of wall mounted and base level units with quartz work surface over and inset sink with drainer. Integral fridge and freezer, double oven/grill, dishwasher and wine cooler. Central island with quartz work surface and breakfast bar, integral induction hob and rising extractor over with storage draws/units under. Door to:

### Utility Room

8' 9" x 5' 9" (2.67m x 1.75m)

Under floor heating, base level units with work surface and shelving over, inset sink with drainer, space for a washing machine and tumble dryer.

### First Floor

### Landing

Two large windows to the front aspect, radiator, loft hatch, boiler cupboard, doors to:

### Master Bedroom

13' 0" x 12' 0" (3.96m x 3.66m)

Two windows to the front aspect, two radiators, leading to dressing area measuring an additional approx. 7ft x 4ft with double built in wardrobes, door to:





## En-suite

Windows to the rear and side aspect, heated towel rail, double shower, double wash hand basin, WC.

## Bedroom Two

13' 3" x 10' 1" (4.04m x 3.07m)

Window to the rear aspect, radiator, built in wardrobes, door to:

## En-suite

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

## Bedroom Three

12' 9" max x 10' 1" (3.89m x 3.07m)

Radiator, window to the rear aspect, Velux to the rear.

## Bedroom Four

9' 4" x 12' 0" (2.84m x 3.66m)

Window to the front aspect, radiator.

## Bedroom Five

10' 10" x 9' 2" (3.30m x 2.79m)

Window to the rear aspect, radiator.

## Family Bathroom

Window to the front aspect, WC, wash hand basin, heated towel rail, shower cubicle, bath with shower over and screen.





## External

### Rear

Terrace with attractive raised beds leading to the Southerly facing rear garden which is laid to lawn and measuring approx. 60ft x 60ft with established beds, borders and further seating area towards the rear, gated access at side to front, pedestrian door to detached double garage.

### Front

Front garden laid to lawn with ornamental beds and borders, 4 car driveway to the side leading to the detached double garage.

### Garage

18' 6" x 19' 0" (5.64m x 5.79m)

Electric up and over door, light, power, eaves storage.

## 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.









Approximate Gross Internal Area  
 Ground Floor = 139.5 sq m / 1,501 sq ft  
 First Floor = 101.6 sq m / 1,094 sq ft  
 Garage = 32.8 sq m / 353 sq ft  
 Total = 273.9 sq m / 2,948 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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