



# 21, Ashwell Road

Bygrave, Baldock,  
Hertfordshire, SG7 5DT  
£825,000

country  
properties

A spacious and very well maintained 3 / 4 bedroom detached family home set in a wonderful plot in excess of a third of an acre! Having been extended, this fantastic home offers spacious accommodation with 3 very good size reception rooms plus a further large 4th reception or 4th bedroom, shower room and study on the ground floor with 3 double bedrooms and family bathroom on the first. Externally the property sits in an enviable approx. 0.34 acre plot with a private driveway for multiple vehicles and integral single garage 31ft in length at the front, to the rear is a fabulous approx. 300ft garden laid to lawn with various ornamental beds, borders and fruit trees. With some light cosmetic modernisation required, and scope for further extension STPP, this is an opportunity to create something very special!

- 3/4 Double bedrooms
- Fantastic 0.34 Acre plot.
- Large integral garage
- 3/4 Large reception rooms
- Well maintained throughout
- Private driveway with parking for multiple vehicles



## Accommodation

Entrance Porch to:

Entrance Hallway

Stairs to the first floor accommodation, radiator, doors to the Cloakroom, Utility, Kitchen and Lounge.

Cloakroom

Window to the front aspect, WC, wash hand basin, radiator.

Lounge

15' 2" x 13' 8" (4.62m x 4.17m)

Bay window to the front aspect, open fire with timber surround and tiled hearth, radiator, opening to:

Dining Room

9' 9" x 13' 5" (2.97m x 4.09m)

Door to study, opening to:

Garden Room

8' 5" x 12' 0" (2.57m x 3.66m)

Radiator, sliding doors to rear terrace, serving hatch to kitchen.

Study

7' 6" x 12' 2" (2.29m x 3.71m)

Windows to both sides, radiator, door to:

Family Room/Bedroom Four

11' 7" x 12' 2" (3.53m x 3.71m)

Window to the side aspect and window to the rear aspect, radiator.



## Kitchen

19' 0" max x 13' 0" max (5.79m x 3.96m)

Window to the rear aspect, radiator, a range of wall mounted and base level units with work surface over and inset sink with drainer, breakfast bar, serving hatch to garden room, integral oven/grill, halogen hob with extractor over, fridge/freezer, space for a dishwasher, large cupboard housing the airing cupboard and a radiator, door to:

## Utility Room

11' 1" x 9' 2" (3.38m x 2.79m)

Window to the side aspect, storage cupboard, space for a washing machine, tumble dryer and fridge/freezer, oil fired boiler, external door to side, door to entrance hall, sliding door to:

## Shower Room

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



## First Floor

### Landing

Window to the front aspect, cupboard housing the water tank and central heating controls, loft hatch, doors to:

### Bedroom One

13' 7" max x 9' 9" (4.14m x 2.97m)  
Two windows to the rear aspect, radiator, built in wardrobes.

### Bedroom Two

12' 0" x 10' 7" (3.66m x 3.23m)  
Window to the front aspect, radiator, built in wardrobes.

### Bedroom Three

8' 7" x 8' 6" (2.62m x 2.59m)  
Window to the rear aspect, radiator.

## Family Bathroom

Radiator, window to the rear aspect, heated towel rail, WC, wash hand basin, bath with shower over and screen.

## External

### Front

Large gravelled driveway providing parking for multiple vehicles, gated access at side to rear, attached single garage.

### Garage

31' 0" x 8' 7" (9.45m x 2.62m)  
Up and over door, light and power.

### Rear

Wrap around rear terrace leading to approx. 300ft easterly facing rear garden laid to lawn with various ornamental beds, borders and fruit trees.





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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: [baldock@country-properties.co.uk](mailto:baldock@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties