



# 27, Dixies Close

Ashwell, Baldock,  
Hertfordshire, SG7 5QN  
Freehold, OIEO £425,000

country  
properties



A beautifully presented 3 bedroom semi detached family home located in the heart of Ashwell! This wonderful property offers a lovely flow of light and airy accommodation throughout with large lounge space opening to the particularly spacious kitchen diner at the rear of the property, overlooking the very attractive Southerly facing rear garden. Located in Dixies Close and within walking distance to all local schools and amenities, this fantastic home must be viewed in person to be fully appreciated.

- Beautifully presented
- 3 Generous bedrooms (2 large doubles)
- Attractive front and rear gardens
- Light and airy throughout
- Central village location
- Chain Free!

## Accommodation

### Entrance Hallway

Radiator, stairs to first floor, door to Kitchen/Diner, sliding door to lounge

### Lounge

13' 1" x 11' 4" (3.99m x 3.45m)

Window to the front aspect, radiator, open fire with timber surround & tiled hearth, natural stone limestone flooring, opening to:

### Kitchen/Diner

19' 5" x 8' 2" (5.92m x 2.49m)

Window to the rear aspect, radiator, natural stone limestone flooring, French doors to rear garden, range of wall mounted and base level solid oak units with work surface over and inset sink with drainer. Space for an integral oven/grill, induction hob and extractor hood above. Space for washing machine, dishwasher and fridge/freezer, wall mounted boiler, door to entrance hall.

### First Floor

#### Landing

Loft hatch into the fully boarded loft, doors to:

#### Master Bedroom

13' 0" x 11' 7" (3.96m x 3.53m)

Window to the rear aspect, radiator.





## Bedroom Two

11' 0" x 9' 9" (3.35m x 2.97m)

Window to the front aspect, radiator, built in storage cupboard.

## Bedroom Three

8' 9" x 7' 7" (2.67m x 2.31m)

Window to the front aspect, built in storage cupboard.

## Family Bathroom

5' 6" x 8' 0" (1.68m x 2.44m)

Large window to the rear aspect, bath with 'rainfall' shower over, wash hand basin, WC, heated towel rail, natural stone limestone tiled flooring, natural marble wall tiles.

## External

### Front

Front garden laid to lawn with gated access to side.

### Rear

Southerly facing rear garden with shingled seating area stepping up to lawn with established ornamental beds & borders. Patio area at rear, gated access at side to front.

## 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.

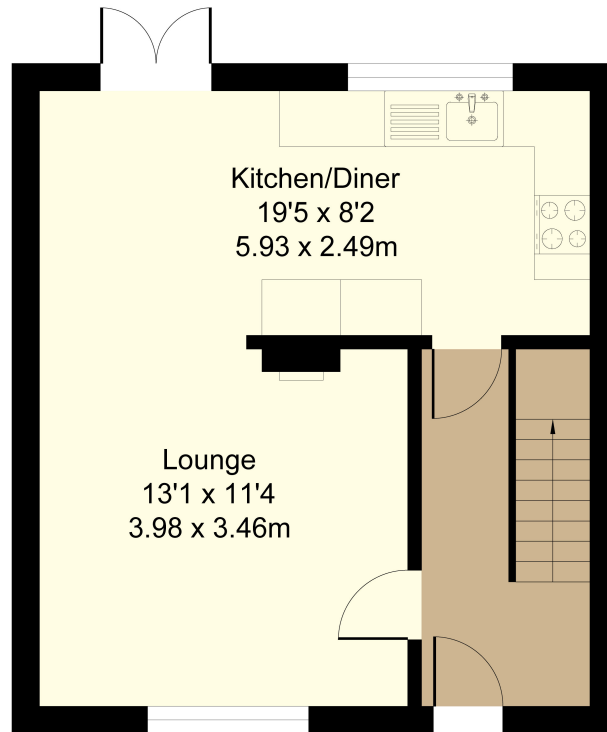




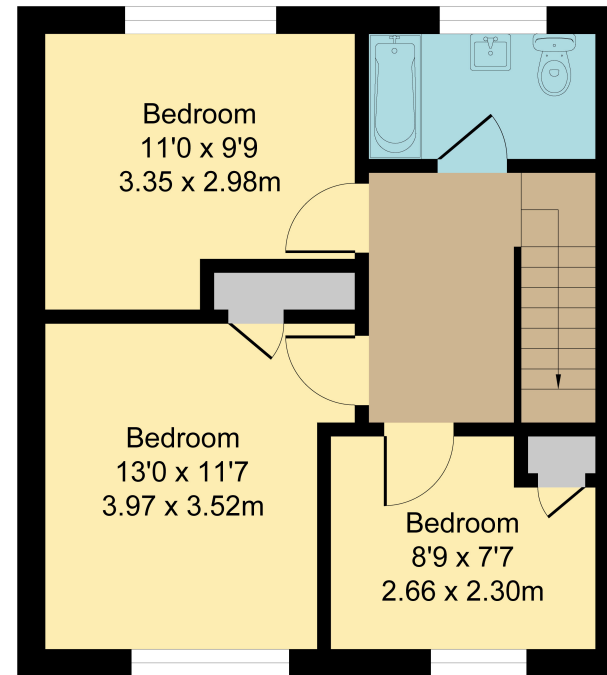




**Ground Floor**  
Area: 38.6 m<sup>2</sup> ... 416 ft<sup>2</sup>

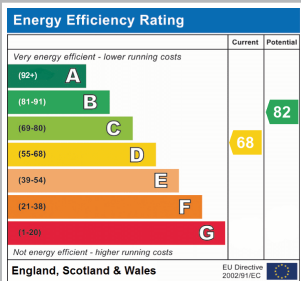


**First Floor**  
Area: 38.8 m<sup>2</sup> ... 418 ft<sup>2</sup>



Total Area: 77.4 m<sup>2</sup> ... 834 ft<sup>2</sup>

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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