85a, Back Street

Ashwell, Baldock,
Hertfordshire, SG7 5PG
Freehold £700,000

COUNTRY PROPERTIES
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Requiring updating this individual detached house built about 1986 with the benefit of a large rear garden approx. 150ft and good size accommodation situated in the sought after village of Ashwell. Good size entrance hall, ground floor cloakroom/WC, dual aspect lounge with open fireplace, separate study/bedroom 4, spacious kitchen/diner plus separate utility room, 3 good size bedrooms to include master bedroom with en-suite bathroom, detached double width garage with twin electronic roller doors and large rear garden approx. 150ft. Very quiet location but only minutes walk from the village centre.

- GOOD SIZE ENTRANCE HALL
- Ground floor cloakroom/WC
- Dual aspect lounge with open fireplace
- Separate study/Bedroom 4
- Spacious kitchen/diner plus separate utility room
- 3 good size bedrooms to include master bedroom with en suite bathroom
- Detached double width garage with twin electronic roller doors
- Very quiet location but only minutes walk from the village centre
- Large (approx. 150ft) rear garden

Ground floor

Entrance Porch

With front door to:

Entrance Hall

A spacious hall with stairs to the first floor. Radiator.

Cloakroom

Comprising low flush WC. Wash hand basin. Radiator. Window to front aspect.

Lounge

17' 3" x 12' 6" (5.26m x 3.81m) A good size dual aspect room with window to front aspect. Patio doors to the rear garden. Stone fireplace with open

Study

10' 7" x 7' 10" (3.23m x 2.39m)
Radiator. Window to front aspect.

Kitchen/Diner

15' 8" x 10' 6" (4.78m x 3.20m) Range of fitted wall and base units comprising cupboards and drawers. Ample work surface with intop single drainer sink unit. Cooker space. Fridge space. 2 windows to rear aspect. Oil fired central heating boiler.

Utility Room

6' 6" x 6' 1" (1.98m x 1.85m) Single drainer sink unit with cupboards under. Plumbing for automatic washing machine. Wall cupboards. Door to rear.

First floor

Landing

A good size landing area with window to front aspect.

Bedroom 1

12' 7" x 10' 7" (3.84m x 3.23m) Radiator. Window to rear aspect. Door to:

En-Suite

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low flush WC. Radiator. Window to front aspect.

Bedroom 2

10' 7" x 9' 6" (3.23m x 2.90m) Radiator. Window to rear aspect.

Bedroom 3

10' 8" x 7' 2" (3.25m x 2.18m) Radiator. Window to rear aspect.

Bathroom

Panelled bath with mixer taps and shower attachment over. Pedestal wash hand basin. Low flush WC. Radiator.

Outisde

Front Garden

A sweeping tarmac drive from Back Street provides access to 85 and 85A Back Street. The drive leads to extensive parking and the detached double width garage.

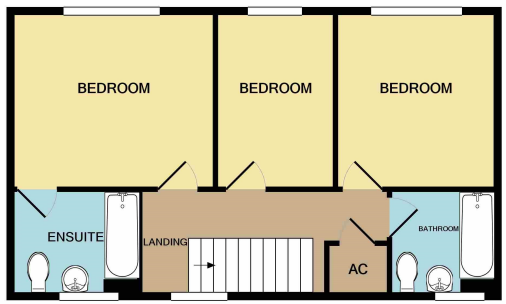
Rear Garden

About 150ft (59m) deep and laid extensively to lawn with shrub and tree borders. At the rear of the house there is a wide patio area. Garden tap. Timber shed. Path leading to gate at side to the front.

Detached Double Garage

with twin electronic roller doors. Light and power. High eaves storage. Door to garden.

GROUND FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1155 SQ.FT. (107.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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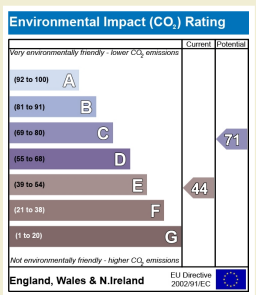

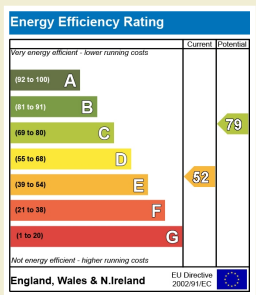

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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

www.country-properties.co.uk

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