



Chalk Bank Close

Ashwell, Baldock,
Hertfordshire, SG7 5FF

Freehold - Guide Price £525,000

country
properties

PRIME LOCATION, Just move in! This modern, 5 year old, 4 bedroom Semi-Detached home is situated in a private development of 7 houses, in the picturesque village of Ashwell. The property benefits from having excellent sized accommodation over 3 floors to include:- 15ft living room, 19ft modern kitchen/diner with doors leading out onto rear garden, separate utility room and cloakroom with three good sized bedrooms on the first floor and a modern family bathroom. The top floor offers a 21ft bedroom with dressing area and modern en-suite. Outside offers an enclosed South Westerly facing garden to rear and driveway to front providing off road parking for 2 cars. The village itself benefits from a primary school (3 mins away), school bus to local secondary schools, shops to include butchers, bakers, deli, chemist, dentist, small supermarket and three popular public houses.

- CHAIN FREE
- High Specifications throughout
- En-Suite & Family Bathroom
- Council Tax Band E
- Four Double Bedrooms
- Under floor heating throughout ground floor via air source heat pump
- Off Street Parking for 2 cars
- EPC Rating B



Accommodation

Entrance Hallway

Stairs to the first floor, door to:-

Lounge

15' 8" x 14' 2" (4.78m x 4.32m)

Window to the front aspect, underfloor heating, glass panelled door to:-

Kitchen/Diner

19' 6" x 17' 5" (5.94m x 5.31m)

Window to the rear aspect, Velux window to the rear, bi-folding doors onto rear garden, range of wall mounted and base level units with marble work surface over and inset sink with drainer, integral double oven/grill, induction hob, dishwasher, fridge/freezer, door to:-

Utility Room

6' 4" x 5' 3" (1.93m x 1.60m)

Work surface with inset sink and drainer with space for a washing machine and tumble dryer under, storage cupboard, door to:-

Cloakroom

WC, wash hand basin.

First Floor

Landing

Two radiators, airing cupboard, window to the front aspect, stairs to the second floor, doors to:-

Bedroom Two

12' 3" x 10' 3" (3.73m x 3.12m)

Window to the front aspect, radiator.



Bedroom Three

11' 5" x 9' 6" (3.48m x 2.90m)
Window to the rear aspect,
radiator.

Bedroom Four

9' 6" x 7' 9" (2.90m x 2.36m)
Window to the rear aspect,
radiator.

Bathroom

Window to the side aspect,
heated towel rail, wash hand
basin, WC, bath with shower
attachment and screen.

Second Floor

Landing

Velux window to the rear, door
to:-



Bedroom One

9' 0" x 21' 3" (2.74m x 6.48m)

Window to the rear aspect,
window to the side aspect,
Velux window to the rear and
two Velux windows to the
front, two radiators, door to:-

En-suite

Velux window to the front
aspect, WC, wash hand
basin, heated towel rail,
shower cubicle.

External

Rear

Westerly facing rear garden
laid to lawn measuring
approx 30ft x 32ft with patio
area at head leading to
gated access to front at side.

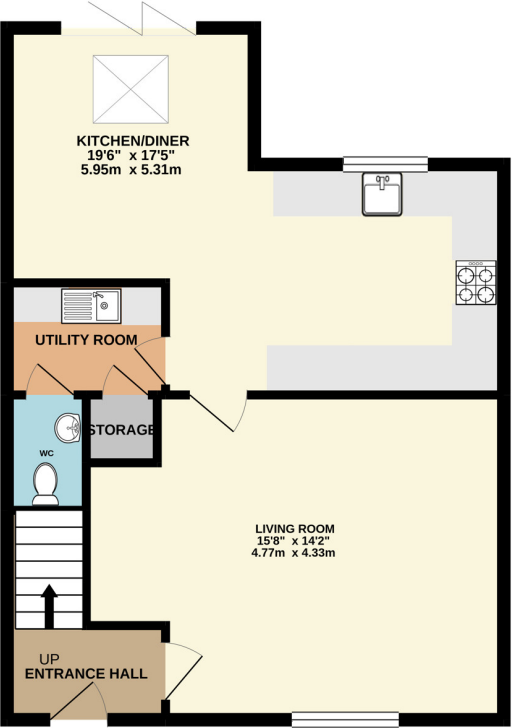
Front

Two car driveway with gated
access at side to rear.

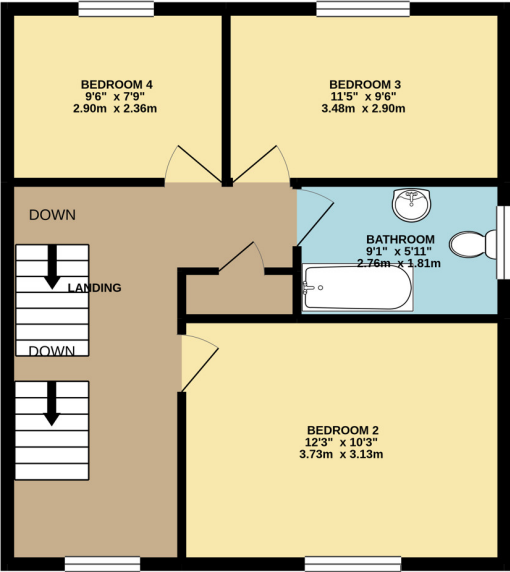




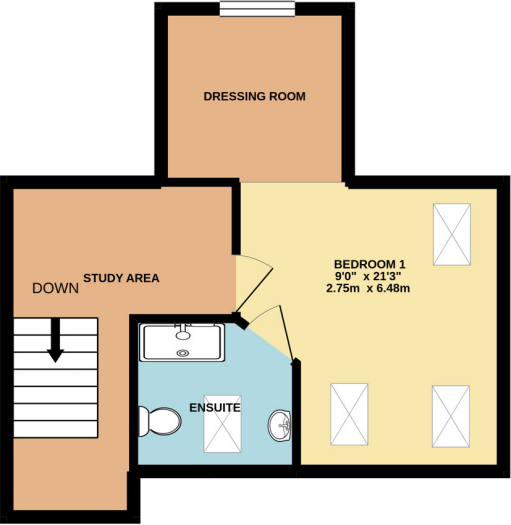
GROUND FLOOR



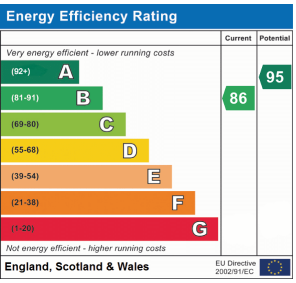
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing by appointment only

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