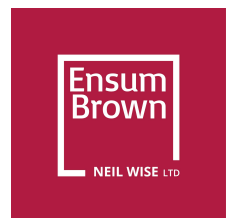




24 Dixies Close, Ashwell

Baldock

Guide Price **£440,000**





24 Dixies Close

Ashwell, Baldock

Ensum Brown are delighted to have SOLD this extended 3-bed semi-detached home in Ashwell, with a kitchen, a utility, 3 reception rooms, a garden with summerhouse, parking and a fantastic plot.

- SOLD PRIOR TO FULL MARKETING
- Highly Sought After Village Location
- 3 Reception Rooms
- Kitchen and Utility Room
- WC and Main Family Bathroom
- Driveway with Off Road Parking for multiple vehicles
- Summerhouse
- Fantastic Sized Rear Garden
- Extended to the Rear with Potential to Extend Further Subject to Planning
- New Boiler

24 Dixies Close

PROPERTY INSIGHT

Ensum Brown are delighted to have SOLD this extended 3-bedroom semi-detached family home in the highly sought-after village of Ashwell. This generous property has been rewired, replastered and modernised throughout, with a kitchen, a utility room, 3 reception rooms, 3 well-proportioned bedrooms, a family bathroom, a large enclosed garden with a summerhouse, off-road parking and a fantastic size plot, which could be extended further (STPP).

This generous semi-detached family property enjoys an attractive and well-maintained frontage, with front lawn gardens, beds of colourful plants and shrubs, and a long driveway for multiple vehicles. Upon stepping inside, the entrance hallway is bright and spacious, with wood flooring, room for furniture, stairs to the first floor, and doors through to the entire downstairs living space.

The kitchen is a good size, benefiting from a window to a garden aspect, a range of base and wall units, laminate worktops, linoleum flooring, tiled splashbacks, and room for an oven, fridge/freezer, dishwasher and other small kitchen appliances. The utility room provides further storage, space for large laundry appliances, and access to the rear garden, cloakroom WC and store room.

The dining room is a lovely bright space, enjoying a window to a front aspect, wood flooring, pendant lighting, integrated storage, and room for dining and storage furniture. The lounge is equally bright and comfortable, enjoying a window to a front aspect, a fireplace with a wood-burning stove, wood flooring, scone lighting, and ample space for a variety of lounge and storage furniture. The garden room provides further versatile reception space, with double French doors into the rear garden.

Upstairs to the first floor, this lovely home continues to impress, with 3 well-proportioned bedrooms, integrated storage, and a family bathroom comprising a bath with an overhead shower, a WC and a hand wash basin.

Outside to the rear, the garden is a very good size, fully enclosed by fencing and offering a lovely space to sit and relax on warmer days. The garden is laid mainly to lawn, with a paved patio providing space for garden furniture, potted plants, and enjoying family meals. There are numerous well-tended borders and beds, brimming with flowers, plants and shrubs, a large summerhouse, and plenty of scope for future owners to put their own stamp on things.





24 Dixies Close

LOCATION – ASHWELL

Ashwell is a quintessentially English parish village, nestled in north Hertfordshire, 4 miles from the town of Baldock, 7 miles from the town of Royston and 20 miles from the city of Cambridge. It's situated on the chalk scarp on the spring line, and the springs are one of the sources of the River Cam. Residents and visitors can visit the freshwater springs, which are part of a 0.3-hectare biological Site of Special Scientific Interest, and enjoy the various opportunities to relax and explore the landscape.

The village has a wealth of well-preserved architecture, spanning several centuries, including St. Mary's Church, dating back to the 14th Century, and the museum, covering all manner of wondrous curiosities relating to the village and its history. There is a thriving community with meetings and activities planned most nights, three pubs, offering a relaxed atmosphere and good food, a dentists surgery, a primary school, a pharmacy, and a variety of shops, galleries and takeaway restaurants.

Ashwell village is also renowned for its peaceful footpath network, perfect for enjoying the countryside, taking long walks with your dog and observing the local wildlife. There are also several successful sports teams for under-12s up to veterans, and many other societies and clubs catering to most interests. The village hall is also available for hire and is well-equipped for a variety of functions.

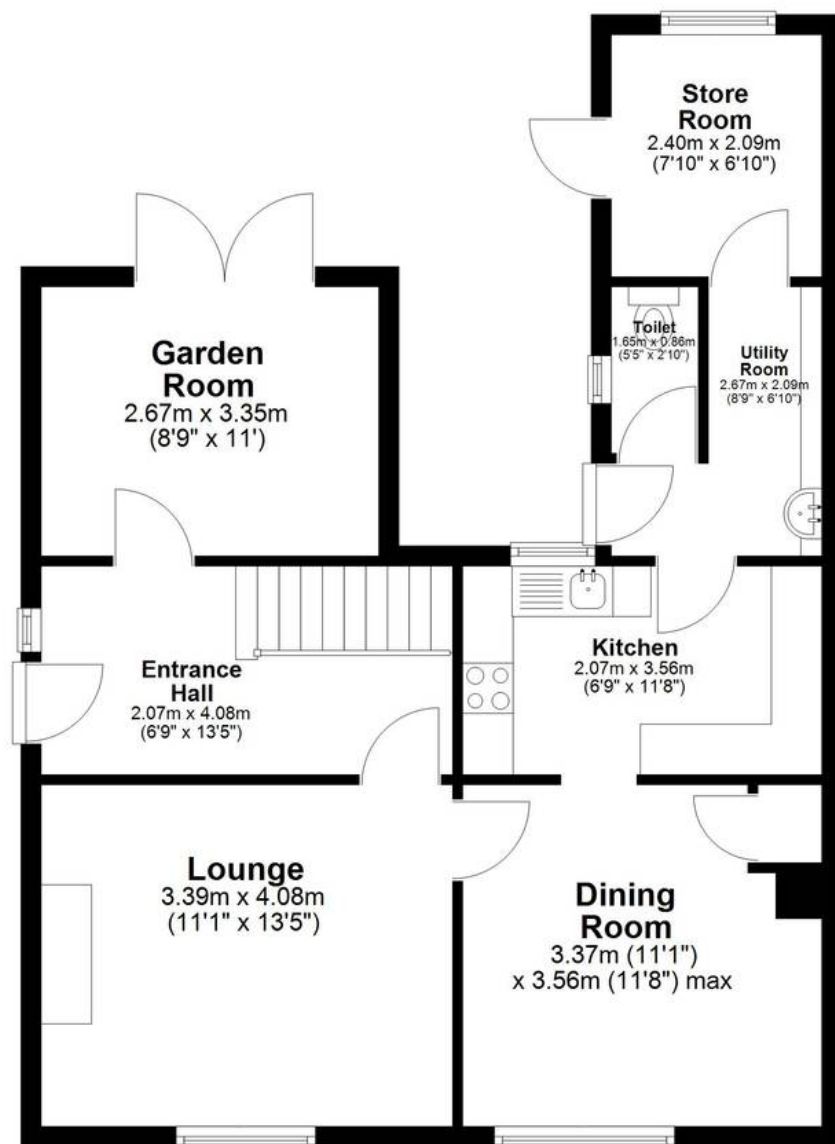
The village has its own railway station, providing direct links to both Cambridge and London, and the nearby town of Royston also offers further excellent transport links, with a mainline train station offering regular fast services if required. The A1M and M11 are within a 20-minute drive via the A10/A505, and London Stansted and Luton Airports are both 30-minutes away.

To truly appreciate what this lovely village has to offer, we invite all potential buyers to visit and explore the local area. You won't be disappointed!



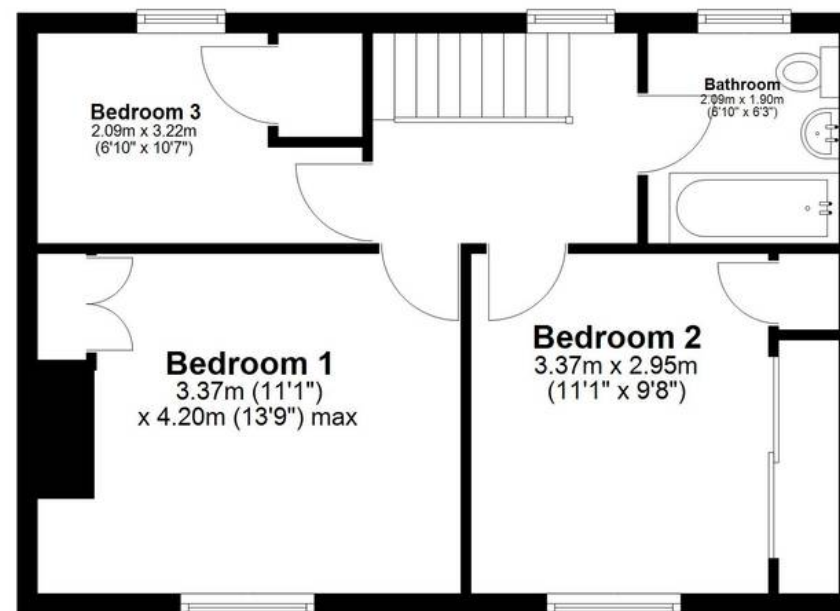
Ground Floor

Approx. 63.2 sq. metres (680.7 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



Total area: approx. 107.4 sq. metres (1155.9 sq. feet)



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