



The Rickyard

Ashwell, Baldock,
Hertfordshire, SG7 5PR
OIEO £625,000

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properties

We are delighted to offer to market this fully renovated four-bedroom detached family home, ideally located within the highly sought-after Rickyard development in the heart of Ashwell. Finished to an excellent standard throughout, this impressive property offers bright and versatile accommodation perfectly suited to modern family living.

Upon entry, you are greeted by a bright and airy entrance hall which provides access to a utility/laundry room and the spacious kitchen/diner. The kitchen is fitted with a range of high-end wall and base units, integrated appliances and ample work surfaces, all flooded with natural light from two windows to the front aspect.

Leading on from the kitchen is the generously proportioned living room, a fantastic entertaining and family space overlooking the rear garden. This room benefits from an abundance of natural light and is enhanced by a charming log burner, creating a warm and welcoming atmosphere. French doors lead directly out to the garden, while stairs rise to the first floor.

To the side of the living room, the former integral garage has been thoughtfully converted to create a highly versatile ground floor bedroom, currently used as a playroom, alongside a modern shower room complete with a step-in shower cubicle, WC and hand wash basin. French doors from this room also provide direct access to the garden, making it ideal for guests, multi-generational living or working from home.

Upstairs, the property offers a further three well-proportioned double bedrooms alongside a spacious family bathroom fitted with a full-sized bath, WC and hand wash basin. The principal bedroom enjoys views over the rear garden and benefits from built-in wardrobes and ample space for a king-sized bed. The remaining two bedrooms are located to the front of the property and both offer space for double beds and additional storage.

Externally, the property continues to impress with a beautifully landscaped and low-maintenance rear garden. A substantial patio provides excellent space for outdoor dining and entertaining, while the raised lawn area is fully enclosed and bordered by mature planting.

To the front, the property benefits from driveway parking directly in front of the garage conversion, with additional on-road parking available nearby. The original garage door has been retained, with space providing useful external storage.

Properties finished to this standard in such a desirable village location are rarely available, and early viewing is highly recommended to fully appreciate everything this home has to offer

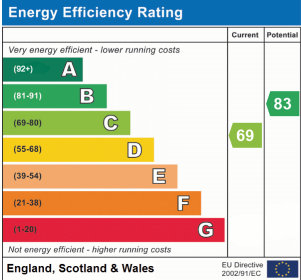
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Central village location
- Views over rooftops towards Ashwell Church
- Fully refurbished
- 21Ft Lounge
- 4 Bedrooms - 1 is downstairs with a shower room.
- Low maintenance garden
- Off road parking for 1 car with additional on road parking
- Council Tax Band E - EPC Rating C









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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