



PUTTERILLS

est. 1992

2 Homefield
Hinxworth SG7 5RX
Guide price £795,000

An attractive four bedroom detached family house with two additional loft rooms, located in a small cul de sac in the centre of this desirable village.

A well presented detached house, which was originally constructed in 1995, has subsequently been extended and improved to provide versatile accommodation, ideal for the growing family.

Hinxworth is situated in an outstanding rural environment surrounded by delightful rolling countryside. The larger village of Ashwell, a few minutes drive away, provides facilities including a highly regarded primary school and toddler groups, a small supermarket and a variety of shops, doctors surgery, dentist and several well renowned public houses. Knights Templar secondary school is also within easy reach at nearby Baldock. For the commuter the A1(M) and mainline station are within easy reach with a choice of train stations at Arlesey (3.3 miles), Biggleswade (3.6 miles) and Baldock (4.0 miles)

GROUND FLOOR

ENTRANCE PORCH

External light. Double glazed front door to:

ENTRANCE HALL

Radiator. Staircase with storage cupboard under. Further storage cupboard housing Potterton wall mounted gas fired boiler.

CLOAKROOM

Double glazed window to front. Radiator. Vanity unit with wash hand basin and wc. Tiled splash areas.

LIVING ROOM 26'5 x 16'5maximum (8.05m x 5.00m)

Double glazed bay window to front. Feature inglenook style fireplace with open grate, brick chimney breast and hearth with double glazed windows to either side. Double glazed casement doors and windows to rear. Two

radiators. Recessed downlights and two wall lights. Door to dining room. .

DINING ROOM 12'10 x 10'8 (3.91m x 3.25m)

Double glazed bay window to rear. Radiator. Door to kitchen/breakfast room

KITCHEN/BREAKFAST ROOM 15'8 x 11'1 (4.78m x 3.38m)

Double glazed window to rear. Newly fitted with a comprehensive range of Nobilia, German manufactured, wall and base units with extensive work surfaces. Inset stainless steel 1 bowl sink with drainer and mixer tap. Ceramic hob with extractor over and oven/grill below. Integrated dishwasher, fridge and freezer. Breakfast bar. Recessed downlights. Door to conservatory.

UTILITY ROOM 7'10 x 5'7 (2.39m x 1.70m)

Double glazed windows to front and side. Radiator. Laminate work surface

with inset stainless single steel sink and cupboards below. Plumbed for washing machine and space for dryer.

CONSERVATORY 9'8" x 9'8"max (2.95m x 2.95m)

Double glazed windows on three sides with casement doors to timber decking and covered sitting area. Ceramic tiled floor. Wall light point.

FIRST FLOOR

LANDING

Airing cupboard. Staircase to second floor.

MASTER SUITE

Comprising:

BEDROOM 15'5 x 12'10 (4.70m x 3.91m)

To include depth of fitted wardrobes to one wall. Double glazed window to front. Radiator. Leading to :

DRESSING AREA

Mirror fronted wardrobe. Recessed downlight. Door to:

EN-SUITE SHOWER ROOM 8'4 x 7'1 (2.54m x 2.16m)

Double glazed dormer window to front. Suite comprising low level wc, pedestal wash hand basin and large shower. Tiled walls. Heated towel rail. Shaver point.

BEDROOM TWO 12'10 x 10'11maximum (3.91m x 3.33m)

Double glazed window to rear. Radiator. Recessed double wardrobe.

BEDROOM THREE 13' x 7'11 (3.96m x 2.41m)

Double glazed window to rear. Radiator. Recessed double wardrobe.

BEDROOM FOUR 11'2 x 7'11 (3.40m x 2.41m)

Double glazed window to rear. Radiator.

STUDY 8'3 x 5' (2.51m x 1.52m)

Double glazed window to side. Radiator. Custom built desk unit with cupboards and shelving.

BATHROOM 8'3 x 8'3 (2.51m x 2.51m)

Double glazed dormer window to front. Vanity unit with wash hand basin and wc, corner bath with mixer tap and hand shower attachment. Tiled splash areas. Radiator. Shaver point.

SECOND FLOOR

LANDING

Fitted storage cupboard. Door to:

BEDROOM FIVE 16' x 11'7 (4.88m x 3.53m)

Maximum measurement into eaves. Three Velux windows to rear. Radiator. Eaves cupboard.

BEDROOM SIX 12'10 x 11'6 (3.91m x 3.51m)

Maximum measurement into eaves. Two Velux windows to rear. Radiator. Eaves cupboard.

SHOWER ROOM 6'7 x 4'8 (2.01m x 1.42m)

Window to rear. Suite comprising wc, pedestal wash hand basin and corner shower cubicle. Tiled walls. Heated towel rail.

OUTSIDE

FRONT GARDEN

Laid to lawn with a variety of established trees, shrubs and hedging. Paved pathway. Pedestrian gate to rear garden.

DOUBLE GARAGE 18'5 x 16'5 (5.61m x 5.00m)

Maximum overall internal measurement. Twin up and over doors to front. Personal door to rear. Driveway parking for two vehicles. Light and power.

REAR GARDEN 60' x 50' (18.29m x 15.24m)

Maximum overall measurement. Laid mainly to lawn with a variety of established trees and shrubs providing a high degree of privacy. Immediately to

the rear of the house there is a paved patio area leading to an additional block paved sitting area with raised flower border. Further area of garden to side with various trees. External water and power supply.

EPC

EER: D

TENURE

Freehold - An annual maintenance charge of £250 is payable to Chapel Mews Management Company for gardening, insurance and maintenance of the communal areas and private road.

FLOOR PLANS

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

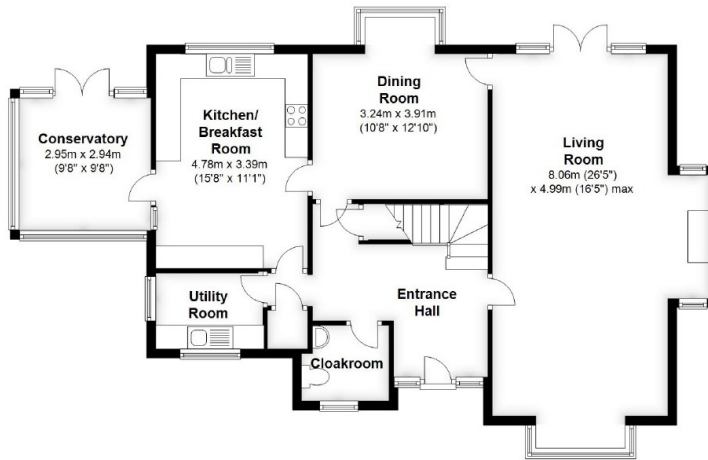






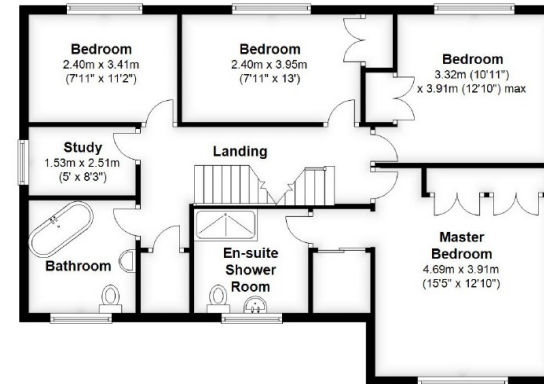
Ground Floor

Approx. 97.3 sq. metres (1047.7 sq. feet)



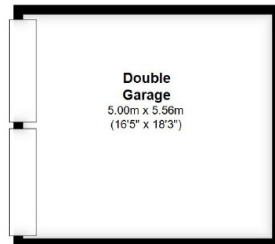
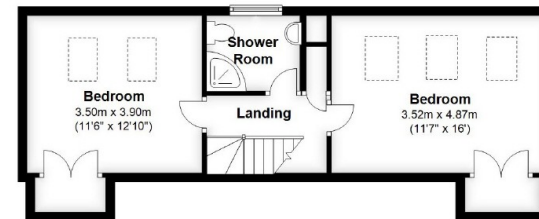
First Floor

Approx. 83.3 sq. metres (896.7 sq. feet)



Second Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 224.4 sq. metres (2415.5 sq. feet)

2 Homefield



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