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Ashwell Close, Graveley

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Guide price £310,000



Key Features

- Chain free
- Charming village location
- Well-regarded local primary school
- Countryside walks
- Private garden
- Allocated parking
- EPC rating D
- Freehold





Nestled in the picturesque village of Graveley, this charming house offers a serene retreat while being conveniently close to local amenities. Tucked away down a peaceful pathway, the property is ideally situated just a stone's throw from a primary school and a delightful children's playground, making it perfect for young families.

The village boasts a quaint pond and a welcoming local pub, both within a short stroll, providing a lovely setting for leisurely afternoons and community gatherings. The house features a tiered, low-maintenance garden accessible from the conservatory, offering a tranquil outdoor space to relax and unwind. Additionally, an allocated parking space ensures that you will never have to worry about parking in this charming village.

With excellent transport links, this property provides ease of access to nearby towns such as Stevenage and Hitchin, as well as junction 8 of the A1(M), making it an ideal location for commuters. This delightful home in Bancroft is a perfect blend of village charm and modern convenience, making it a wonderful opportunity for those seeking a peaceful yet connected lifestyle.

GROUND FLOOR

Entrance

Under storm porch via traditional-style uPVC front door. Storage cupboard.

Lobby

Storage cupboard. Door to lounge/diner. Radiator. Opening to:

Kitchen 2.25m x 2.15m (7'5" x 7'1")

uPVC double glazed window to front aspect. Fitted with a range of base and wall mounted cabinets to provide storage. Ceramic one and a half bowl sink and drainer with chrome mixer tap. Space for 600mm free-standing cooker with stainless steel chimney hood extractor over. Space and plumbing for washing machine. Space for separate under-counter fridge and freezer. Wall mounted gas central heating boiler.

Lounge/Diner 4.95m x 3.90m (16'2" x 12'10")

(Maximum measurements) uPVC part glazed door to garden and sliding patio doors to conservatory. Stairs rising to first floor with open storage space beneath. Two radiators.

Conservatory 2.90m x 2.50m (9'6" x 8'2")

Of uPVC construction on brick wall base with French doors to garden.

FIRST FLOOR

Landing

Airing cupboard. Hatch providing access to loft space. Doors to all rooms.

Bedroom One 3.90m x 3.30m (12'10" x 10'10")

(Maximum measurements) uPVC double glazed window to rear aspect. Storage cupboards over stairs. Radiator.

Bedroom Two 3.30m x 1.90m (10'10" x 6'2")

uPVC double glazed window to front aspect. Eaves storage cupboards. Radiator.

Bathroom

uPVC obscure double glazed window to front aspect. Suite comprising panel enclosed bath with chrome mixer tap and separate wall mounted electric shower, pedestal mounted hand wash basin and low level flush WC. Chrome towel radiator.





EXTERIOR

Frontage

Property is accessed via a path. Paved frontage.

Rear Garden

Fence and hedge enclosed. Tiered patio areas with steps. Rear area laid with artificial grass. Timber shed to remain.

Parking

Allocated parking space to side of terrace.

PROPERTY INFORMATION

Council Tax - Band C

EPC Rating - Awaited

DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

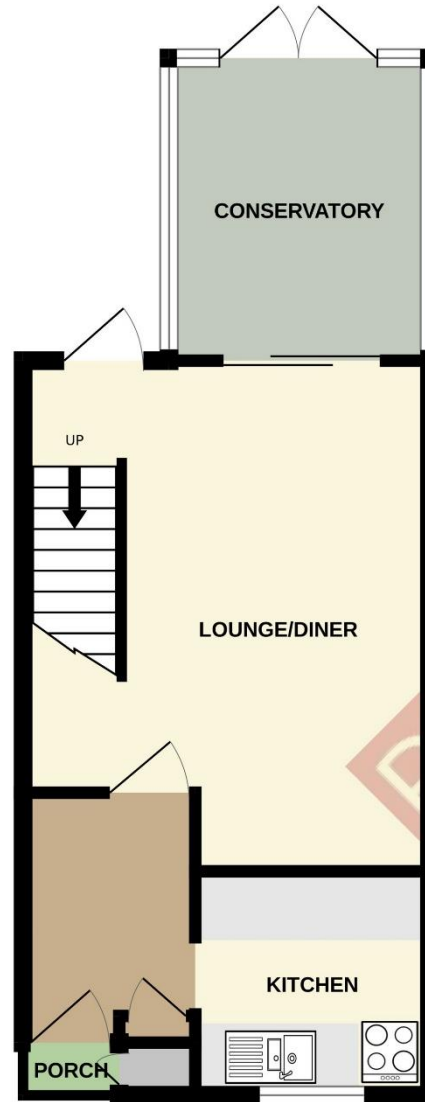




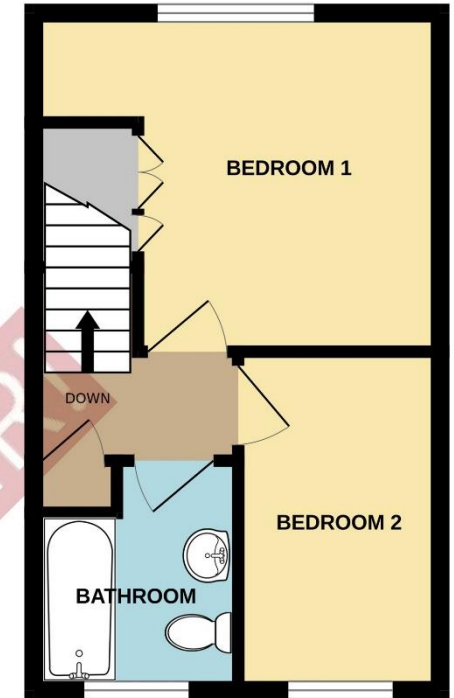




GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 sq.m.) approx.
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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