



## DIXIES CLOSE, ASHWELL

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Ensum Brown are delighted to offer for sale this updated & superbly presented 3 bedroom semi-detached home located on a generous plot in the sought after village of Ashwell. If desired, there is an excellent opportunity to extend, to both the side & rear (stp). internal viewing essential.

OFFERS IN EXCESS OF  
**£400,000**

- Semi Detached Home
- Potential To Extend (stp)
- Updated & Well Presented Throughout
- Open Plan Lounge & Dining Room
- Re-Fitted Kitchen
- 3 Bedrooms
- Re-Fitted Shower Room
- Generous Loft Space
- Exceptional Rear Garden

Royston  
**01763 750000**

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@ensumbrown

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		





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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this updated & superbly presented semi-detached home located on a generous plot in the sought-after village of Ashwell. Due to the generous plot, if desired, there is an excellent opportunity to extend, to both the side & rear, subject to planning. You approach the property where you will see this home nicely set back from the road, there is possibility to add a driveway as there is already precedents set along the street, but parking is already in ample supply.

You enter the property into a generous entrance hall, immediately you will see that this home is in excellent contemporary decorative order, this is a theme throughout. Double glass panelled doors from the entrance hall lead to the main reception room that stretches across the whole rear of the property and overlooking the rear garden. Formerly two rooms this has been opened up to great success, making it feel extremely spacious, light and airy. Features include double doors to the rear garden, wood effect flooring and a feature fireplace in the living area as a great focal point.

The kitchen, to the front, has been re-fitted with a range of wall and base units with work surfaces over housing an inset stainless steel bowl sink and drainer unit. Integrated appliances include a double oven and four plate electric hob with extractor over. There is also space for a fridge/freezer and space and plumbing for both a dishwasher and washing machine. Nicely completed with tiled splash backs and inset ceiling spotlights. A stable style door to the side gives you access to the outside, including a brick-built store that has been made great use of by the current owners.

Going to the first floor, off the landing, you have three bedrooms, two good double rooms and a single bedroom. The master bedroom has a feature fireplace and the further two bedrooms feature built in storage cupboards. The landing also gives access to a generous loft space that is fully boarded with fixed shelving and lighting. Completing the accommodation is the re-fitted shower room with a three-piece suite comprising of a shower cubicle, low level w.c. and vanity unit housing a wash hand basin. Completed with fully tiled walls and flooring.

The outside space is a fantastic feature of this home, rarely do you get gardens of such a size. The garden is mainly laid to lawn with a mature tree to the rear, two storage sheds and there is useful side access to the front of the property.

Call Ensum Brown today to arrange your private viewing appointment. Don't delay, we already have considerable interest.

