



Merchants Walk, Baldock, Hertfordshire. SG7 6TJ





## 4 Bedroom Semi-Detached House

**£425,000**

A stunning example of a four-bedroom townhouse on the clothal development. This semi-detached property is in excellent condition and boasts a stylish lounge and modern kitchen on the ground floor. On the first floor are three good-sized bedrooms and a family bathroom. On the second floor is a large master bedroom. Outside is allocated parking and a larger-than-average rear garden.

- Four bedrooms
- Semi detached
- Beautifully presented
- Stunning views
- Popular location
- Gas central heating
- Double glazed
- EPC rating C. Council tax band D.

**General Description:****Ground Floor:****Entrance:**

Entrance via a double-glazed door leading to hall. Radiator. Luxury vinyl flooring. Doors and stairs to:

**Lounge:**

Abt. 19' 7" x 11' 3" (5.97m x 3.43m) Double-glazed window to front aspect. Luxury vinyl flooring. Two radiators. Door to kitchen.

**Kitchen:**

Abt. 14' 9" x 14' 8" (4.50m x 4.47m) Range of fitted wall and base units and granite worktops. Oven. Integrated fridge freezer and dishwasher. Double-glazed window and door to garden. Luxury vinyl flooring. Cupboard plumbed for washing machine.

**First Floor:****Landing:**

Fitted carpet. Doors and stairs to:

**Bedroom One:**

Abt. 9' 11" x 14' 5" (3.02m x 4.39m) Double-glazed window to rear aspect. Radiator. Fitted carpet.

**Bedroom Two:**

Abt. 10' 11" x 7' 10" (3.33m x 2.39m) Double-glazed window to front aspect. Radiator. Fitted carpet.

**Bedroom Three:**

Abt. 7' 8" x 6' 2" (2.34m x 1.88m) Double-glazed window to front aspect. Radiator. Fitted carpet.

**Bathroom:**

Low-level W/C. Pedestal wash hand basin. Paneled bath. Two double-glazed windows to the side aspect. Tiled floor.

**Second Floor:****Bedroom Four:**

Abt. 22' 0" x 10' 9" (6.71m x 3.28m) Double glazed window to front and rear aspect. Radiator. Fitted carpet.

**External:****Outside:**

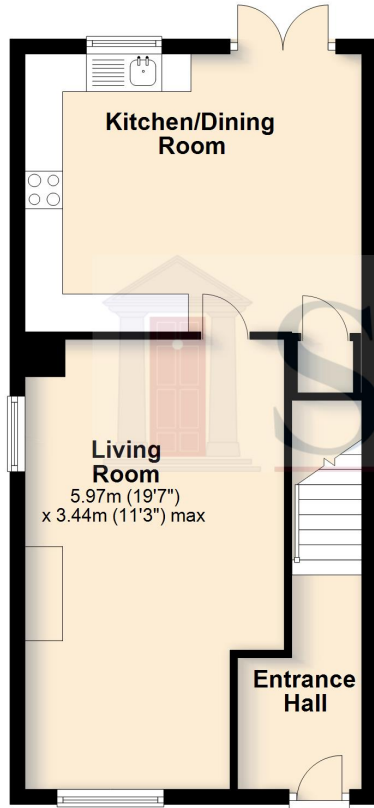
Mainly laid to lawn. Patio area. Shed. Side access. Parking for one car.



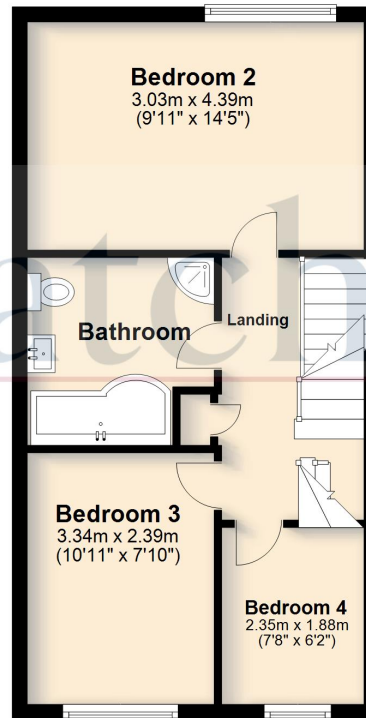


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

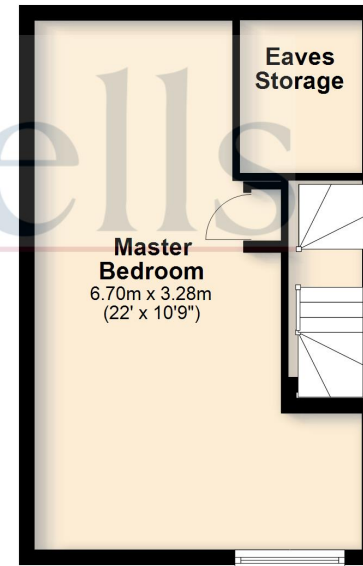
### Ground Floor



### First Floor



### Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.