



Bush Spring, Baldock, Hertfordshire, SG7 6QT

£499,950

A perfect location for this four bedroom family home, close to schools, station and town. This private cul de sac sits on "the Inner Ring" of the ever popular Clothall Common. The property has spacious well appointed accommodation, offering flexibility and style. The private South facing garden is also worthy of note.

Our vendor has re-modelled the property by half conversion of the garage to a useful utility and store room, and converted the loft space to provide a large bedroom. Two separate receptions - living room and dining room open via French doors to the deep patio and sunny rear garden. There is a fitted kitchen with some appliances, and handy ground floor cloakroom, while the first floor offers three good sized bedrooms, each with fitted bedroom furniture and a stylish four piece bathroom. The 2nd floor gives a great loft converted room with space for bed, study area, storage and eaves space. The property has double glazing and the boiler is under three years old. This fine and spacious home, boasts three off road parking spaces to the front.

- FOUR BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER CUL-DE-SAC LOCATION
- FITTED KITCHEN & APPLIANCES ADDITIONAL UTILITY ROOM
- BRIGHT LIVING ROOM
- CLOAKROOM
- STYLISH FOUR PIECE BATHROOM SUITE
- WALK TO STATION & GOOD SCHOOLS
- OFF-ROAD PARKING FOR THREE CARS
- PRIVATE SOUTH FACING REAR GARDEN
- DINING ROOM OPENING TO GARDEN & PATIO
- Tenure: FREEHOLD | EPC: C | Council Tax Band: D

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NB The garden shed and playhouse are not included in the sale.

BALDOCK

A historic charter town, it's centre, is largely pedestrianised with Cafes, Restaurants, Pubs and small private shops. The house is 0.5 mile from the mainline Baldock Railway station, which runs between Cambridge and London's Kings Cross/ St Pancras. There is also good access to the A1 and the A505.

The area has its own convenience store, a Tesco Superstore in Baldock town centre, and a Sainsbury's, Aldi, and Lidl, a short distance away in Letchworth Garden City. There is an outdoor swimming pool in Letchworth along with a nice traditional Cinema, both a few minutes drive.

There are several community led events held in Baldock throughout the year, such as the October Chartered Street Fair in the Town centre, along with a Music festival weekend, a Grand lunch for residents, along with a Beer festival, and Fireworks display. Open countryside and Weston Hills woods are nearby.