



3, Nightingale Way

Baldock,

Hertfordshire, SG7 6JT

Guide Price - Freehold £385,000

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properties

A well-presented and surprisingly spacious 3 double bedroom mid terrace home with large garden in popular residential location! This wonderful mid terrace home located on Nightingale Way, Baldock offers 2 large reception rooms, kitchen and downstairs WC on the ground floor, on the first are 3 good size double bedrooms and a family bathroom. Externally the home benefits from an attractive gated front garden and approx. 75ft rear garden with decked seating area, garden area laid to lawn and a vegetable growing section at the rear with greenhouse and timber potting/storage sheds. Within walking distance to local shops, schools and amenities, this fantastic home would make an ideal first family home or downsizer.

- Surprisingly spacious family home
- 2 large reception rooms
- 3 double bedrooms
- Downstairs WC
- Approx 75ft rear garden
- Popular residential location
- Council Tax band C
- EPC rating C

Accommodation

Entrance Hallway

Radiator, Stairs to first floor, under stairs storage cupboard, doors to Lounge and Kitchen.

Lounge

13' 3" x 13' 8" (4.04m x 4.17m)
Window to the front aspect, radiator, wood burning stove.

Kitchen

17' 2" x 8' 0" (5.23m x 2.44m)
Two windows to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, large under stairs pantry cupboard, space for dishwasher, washing machine, cooker with fixed extractor hood over, large American style fridge/freezer, wall mounted gas boiler, door to WC and Conservatory.

WC

Window to the rear aspect, wash hand basin, WC.

Conservatory

12' 7" x 11' 7" (3.84m x 3.53m)
Fully glazed with insulated roof, French doors to rear decked seating area and garden.

First Floor

Landing

loft hatch, doors to:



Bedroom One

13' 9" x 11' 9" (4.19m x 3.58m)
Window to the front aspect, radiator.

Bedroom Two

11' 0" x 8' 0" (3.35m x 2.44m)
Window to the rear aspect, radiator.

Bedroom Three

10' 0" x 8' 0" (3.05m x 2.44m)
Window to the front aspect, radiator.

Bathroom

Window to the rear aspect, radiator,
wash hand basin, WC, bath with shower
over.

External

Front

Gated front garden laid to shingle and
flowerbeds with shrubs and ornamental
plants.

Rear

Approx 75ft rear garden with decked
seating area at head leading to garden
laid to lawn and a further vegetable
growing area at rear with greenhouse,
pond and 2 x timber storage/potting
sheds. Gated access across
neighbouring garden for access to rear
path.

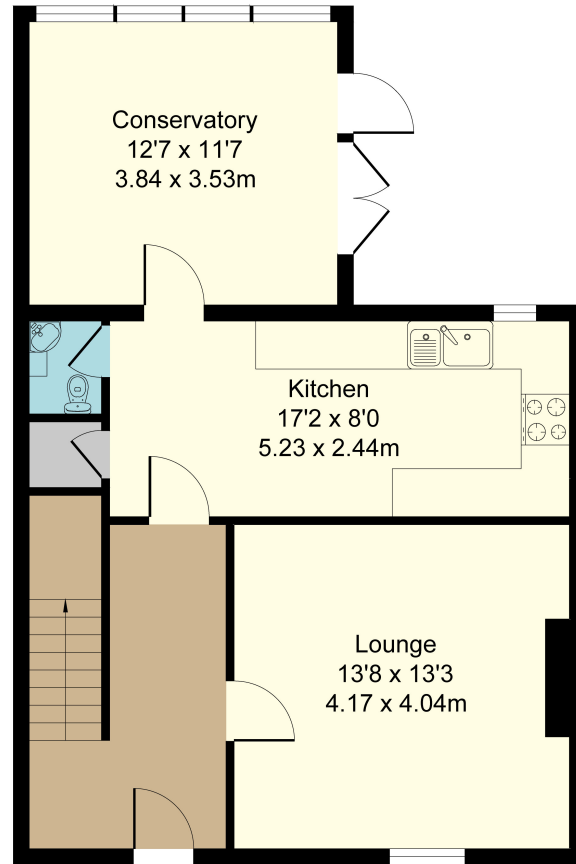




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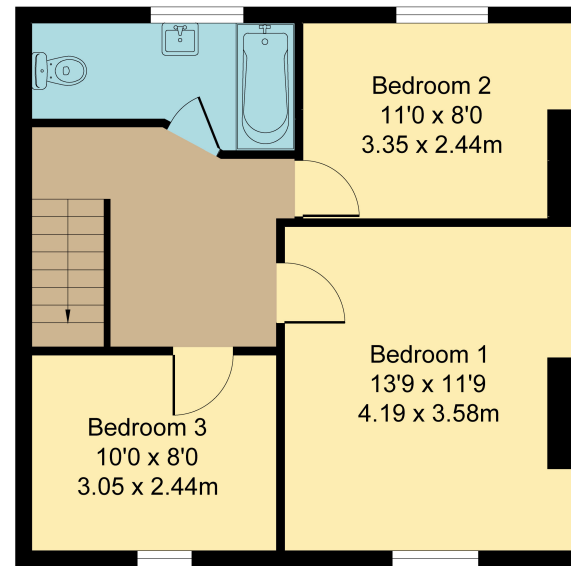
Ground Floor

Area: 58.6 m² ... 631 ft²



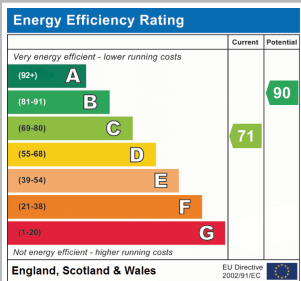
First Floor

Area: 44.2 m² ... 477 ft²



Total Area: 102.8 m² ... 1108 ft²

All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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