



**Turpins Way, Baldock Offers in Excess of £600,000**



**Room for a Growing Family – Five bedrooms provide plenty of flexibility for family, guests, or a home office | Practical, Well-Equipped Kitchen – Designed with cooking in mind, offering ample workspace and storage |Spacious Living and Dining Areas – Ideal for family time, dinner parties, or relaxing after a busy day | Bright and Welcoming Garden Room – Enjoy the garden year-round with remote-controlled blinds, heating, and lighting | Convenient Downstairs Toilet – No need for guests or little ones to head upstairs | Large Private Garden – A mix of lawn and patio, perfect for BBQs, gardening, or letting kids play freely | Parking and Storage Sorted – Driveway for multiple cars and a double garage with electric doors | Great for Outdoor Lovers – Close to Weston Woods and the Greenway for walks, cycling, or dog adventures | Commuter-Friendly Location – Easy train links to London and the A1(M) for road access North and South | Close to a number of Good Ofsted rated primary SCHOOLS and half a mile to Knights Templar Secondary SCHOOL**



Spacious Family Home With Versatile Living Spaces And A Feature Garden Room, On A Generous Corner Plot.

This detached home is ready to welcome its next owners. Less than a mile from the town centre and train station, it offers plenty of space for a growing family, with five bedrooms, ample parking, and a double garage.

The ground floor offers well-defined spaces, from a large welcoming hallway to a bright living room for relaxing, a separate kitchen that's practical for cooking, and a dining room perfectly suited to family meals or entertaining guests.

The living room has a modern clean finish and there is ample room for a large sofa, arm chairs and other furniture. You can just move your own furniture in, and add soft furnishings and décor that reflect your personal style. While the spacious dining area offers plenty of room for a large table and chairs, making it the perfect spot for dinner parties and gatherings with bi folding doors that lead into the garden room.

A real highlight of the home is the garden room – a cleverly designed space with tinted toughened glass, an electric sun blind, infrared heater, and LED lighting, all controlled by remote. It's ideal for enjoying the garden all year round, whether you're entertaining friends or just taking time for yourself.



Perfect for anyone who enjoys cooking, the kitchen is well-equipped with a range cooker and lots of work and storage space - you'll never need to work in cramped conditions. It's separate from the main living areas, keeping the ground floor layout practical and uncluttered.

There's also a handy downstairs toilet, which is always a bonus for busy households. No need for guests to go upstairs to the bathroom.

Come the end of a day, when it's time to unwind and recharge your batteries, you'll find five bedrooms, offering plenty of flexibility. Whether you need space for family, guests, or a home office, there's room for everyone. The main bedroom includes fitted wardrobes, and all the bedrooms are carpeted to keep feet warm on chilly mornings.

You will love the recently updated bathroom which has a modern finish, with a shower over the bath – ideal for both quick invigorating morning showers and long evening soaks. Ideal for children's bathtimes too.

The rear garden is a real asset, with a patio and lawn that's perfect for everything from summer barbecues to a spot of gardening. It's private, bordered by mature trees, and there's even a shed for storing bikes, tools, or garden furniture.

Own a car? The block paved driveway offers parking for several cars, and the double garage has an electric door, adding even more convenience.

For families, the location is hard to beat. There's a great choice of schools nearby, and green spaces like Weston Woods and the Greenway provide plenty of opportunities for walks, cycling, or letting the dog run free. Commuters are well-served too, with the train station offering fast links to London and beyond, and the A1(M) providing easy access by road.

If this sounds like the home for you, contact the Leysbrook team today to arrange a viewing.





## | ADDITIONAL INFORMATION

Council Tax: Band - E

EPC Rating: C

## | GROUND FLOOR

Living Area: Approx 16' 10" x 10' 8" (5.13m x 3.25m)

Dining Area: Approx 11' 9" x 7' 8" (3.58m x 2.34m)

Kitchen: Approx 15' 7" x 11' 5" (4.75m x 3.48m)

Downstairs Cloakroom: Approx 5' 2" x 3' 2" (1.57m x 0.97m)

Garden Room: Approx 16' 2" x 11' 5" (4.93m x 3.48m)

## | FIRST FLOOR

Bedroom One: Approx 15' 4" MAX x 9' 7" (4.67m x 2.92m)

Bedroom Two: Approx 11' 3" x 10' 3" (3.43m x 3.12m)

Bedroom Three: Approx 11' 4" x 8' 1" (3.45m x 2.46m)

Bedroom Four: Approx 9' 7" x 8' 7" MAX (2.92m x 2.62m)

Bedroom Five: Approx 8' 7" x 8' 5" (2.62m x 2.57m)

Bathroom: Approx 7' 6" x 6' 4" (2.29m x 1.93m)

## | OUTSIDE

Double Garage: Approx 17' 5" x 15' 2" (5.31m x 4.62m)

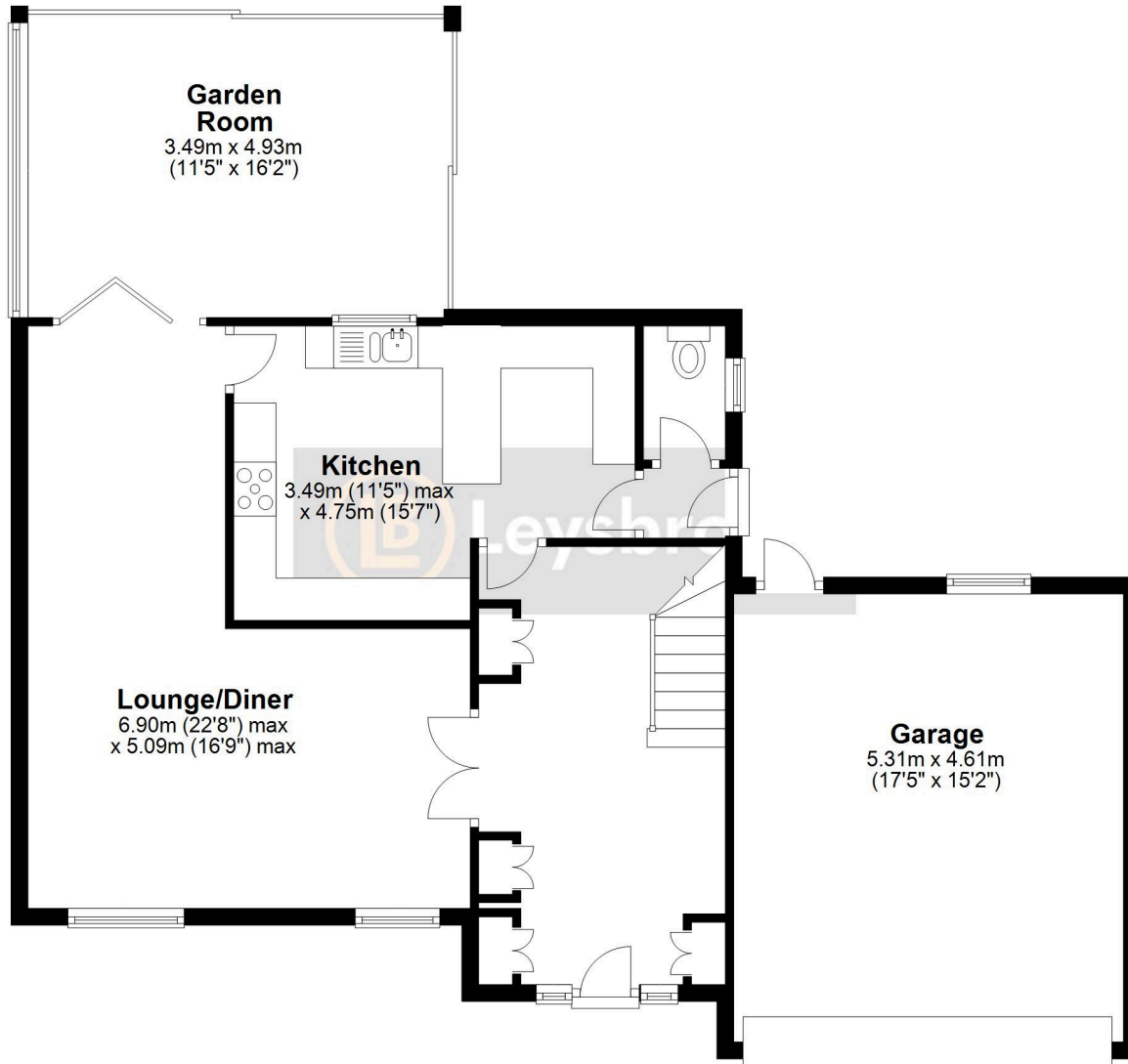
Driveway providing off road parking for 4 cars





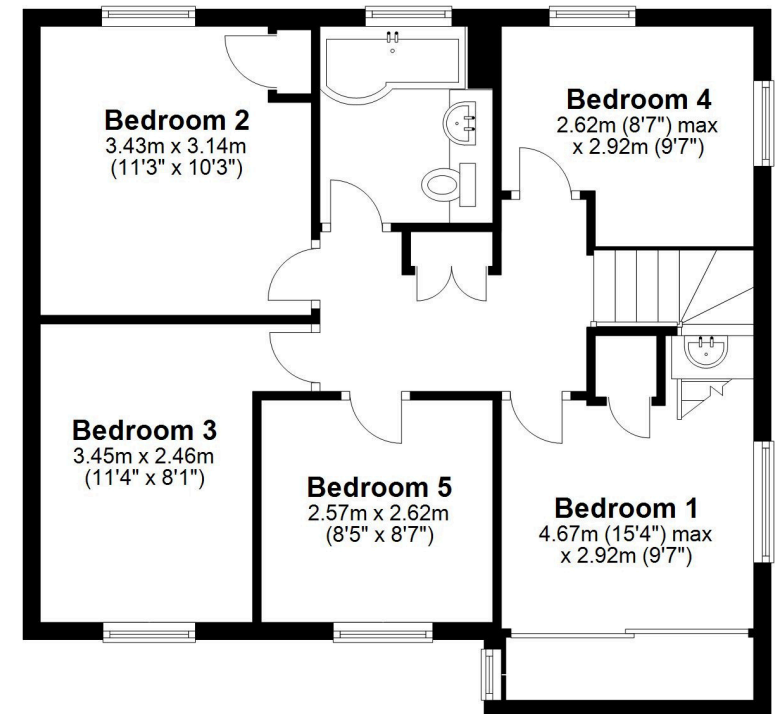
## Ground Floor

Approx. 102.2 sq. metres (1100.3 sq. feet)



## First Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



Total area: approx. 162.0 sq. metres (1743.6 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.













## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 