



Ivel Way, Baldock, Hertfordshire. SG7 6LP





## 3 Bedroom End of Terrace House

### Offers in Excess of £425,000 Freehold

Satchells Estate Agents presents this beautiful three bedroom property set in this popular part of Baldock. The recently renovated property boasts an open plan kitchen dining room and a good sized lounge on the ground floor. The first floor offers three well proportioned bedrooms, with the principal bedroom offering full length bespoke fitted wardrobes, alongside a modern family bathroom. The great sized rear garden has been beautifully landscaped, with mature trees and plants and two lovely patio seating areas. Another bonus this property offers is the scope to extend, with planning permission already obtained. Viewings highly recommended!

- Beautifully Presented
- Open Plan Kitchen
- Three Bedrooms
- Potential to Extend
- Ideal quiet cul-de-sac location backing onto Weston Hills Nature Reserve
- Bi-fold doors leading to a generous sized garden
- Viewings Highly Recommended
- EPC rating E. Council tax band C

## **Ground Floor**

### **Entrance:**

Via double glazed front door

### **Hall:**

Doors and stairs leading to:

### **Lounge:**

Abt. 12' 8" x 10' 4" (3.86m x 3.15m) Double glazed window to the front aspect, wooden flooring, bespoke inbuilt cupboards and shelving, fireplace, radiator.

### **Open Plan:**

#### **Kitchen/Diner:**

Abt. 20' 0" x 12' 0" (6.10m x 3.66m) Double glazed window and bi-fold doors to rear aspect. A range of fitted units, quartz worktop, gas hob and extractor fan, integral oven and microwave, dishwasher, sink and drainer unit, fireplace, radiator. Utility cupboard with plumbing for washing machine. Wooden flooring.

## **First Floor**

### **Bedroom One:**

Abt. 15' 0" x 11' 0" (4.57m x 3.35m) Double glazed window to rear aspect, fitted wardrobes, fitted carpets, radiator.

### **Bedroom Two:**

Abt. 13' 5" x 11' 0" (4.09m x 3.35m) Double glazed window to front aspect, fitted carpets, radiator.

### **Bedroom Three:**

Abt. 9' 4" x 7' 3" (2.84m x 2.21m) Double glazed window to front aspect, fitted carpets, radiator.

### **Bathroom:**

Frosted window to rear aspect, suite comprising bath, low level WC and hand wash basin, heated towel rail.

## **Outside**

### **Parking:**

Private parking for two cars, plus EV charger.

**Rear Garden:**

Great sized tiered garden. Landscaped with patio zones, planted borders, lawn, barked play area and shed.

**Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

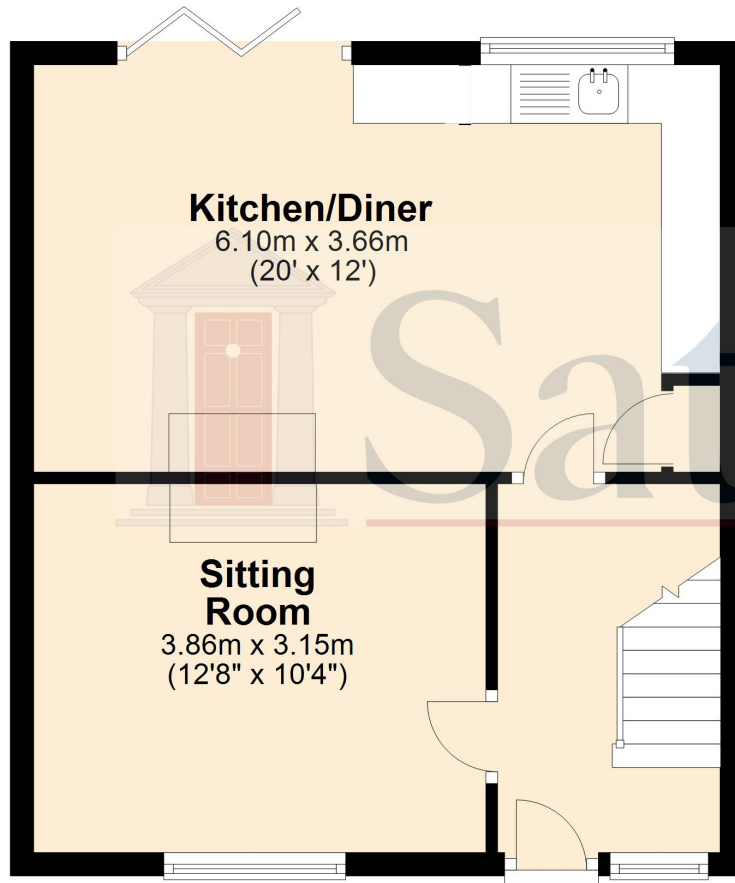




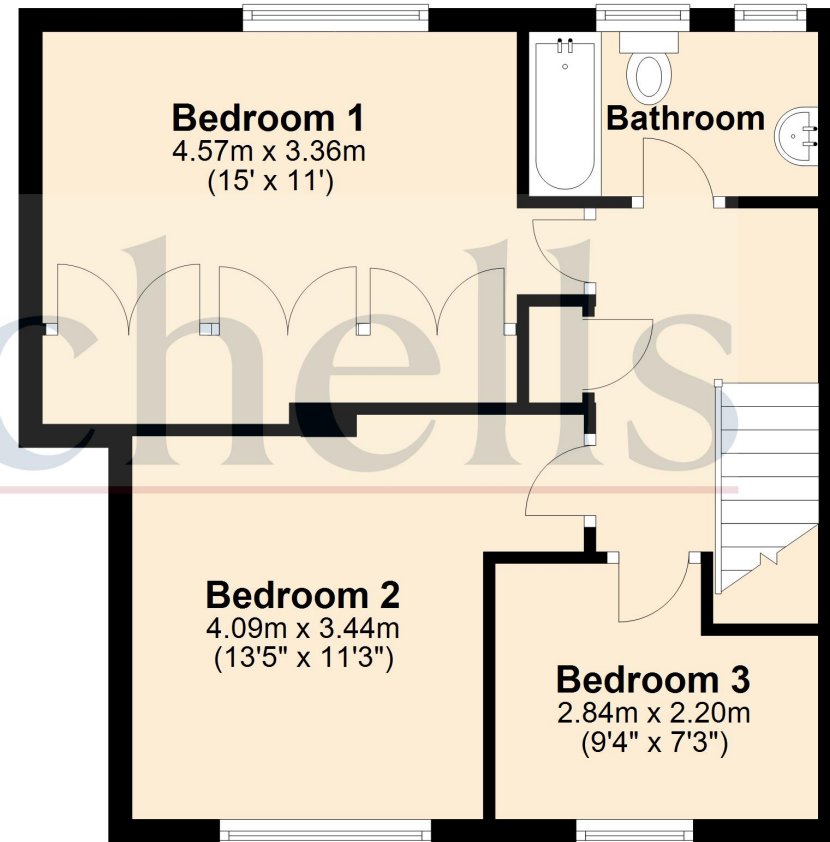
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



For illustration 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.