



18, Turpins Way
Baldock,
Hertfordshire, SG7 6LW
Freehold £475,000

COUNTRY PROPERTIES
PART OF HUNTERS

A fantastic, very well presented and incredibly spacious three bedroom semi-detached family home in a popular location benefitting from a significant ground floor extension, off road parking , integral single garage and lovely front and rear gardens. Offered to the market with no onward chain!

- Large ground floor extension
- 23ft Lounge
- 16ft Dining Room
- Study
- Downstairs Shower Room
- Utility Room
- Good size and very pretty Front and Rear gardens
- CHAIN FREE

Ground Floor

Entrance Porch with door to:

Entrance Hall

Window to side aspect, radiator, stairs to first floor, under stairs storage cupboard, doors to Lounge and Kitchen.

Lounge

23' 0" x 12' 6" (7.01m x 3.81m)
Window to front aspect, radiator x 2, electric feature fire, arched opening to:

Dining Room

16' 7" x 9' 0" (5.05m x 2.74m)
Radiator, sliding door to rear garden, doors to Study and Kitchen.

Study

9' 1" x 7' 7" (2.77m x 2.31m)
Window to rear aspect, radiator, door to:

Utility Room

10' 4" x 10' 1" (3.15m x 3.07m)
Wall mounted and base level units with work surface over and inset sink with drainer, space for washing machine and tumble dryer, internal door to garage, external door to rear garden.

Downstairs Shower Room

Radiator, W.C, wash hand basin, free standing shower cubicle with Aqualisa power shower, radiator, roof light.

Kitchen

9' 4" x 9' 3" (2.84m x 2.82m)
Window to side aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral double oven with grill, ceramic hob with extractor hood over, space for fridge, large pantry/storage cupboard, external door to side.



First Floor

Landing

Window to side aspect, loft hatch, doors to:

Bedroom 1

10' 1" x 11' 3" (3.07m x 3.43m)

Window to front aspect, radiator, built-in storage cupboards.

Bedroom 2

12' 6" (max) x 8' 9" (3.81m x 2.67m)

Window to rear aspect, radiator, airing cupboard.

Bedroom 3

7' 8" x 8' 4" (2.34m x 2.54m)

Window to front aspect, radiator.

Bathroom

Dual aspect room with frosted window to rear and side, corner bath with shower attachment, W.C, wash hand basin, radiator.

External

Front

Attractive front garden laid to lawn with established beds and borders, driveway to side providing off-road parking for 2-3 cars leading to a single garage.

Garage

Single garage with electric roller door, light and power, internal door to utility room.

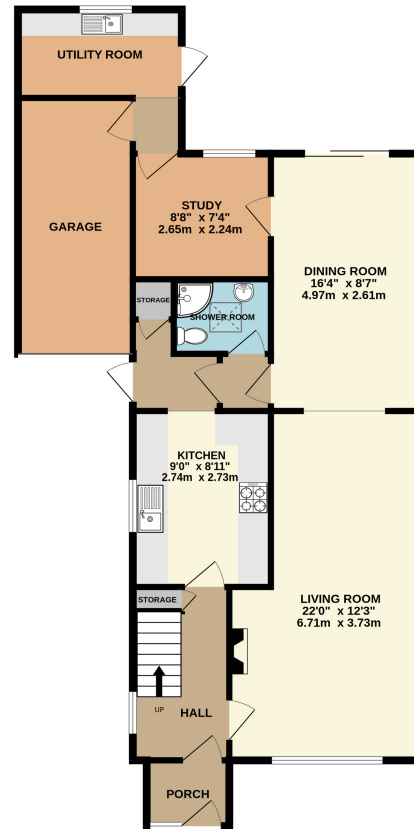
Rear

Paved patio area leading to a good size rear garden laid to lawn with attractive beds, borders and various shrubs, timber shed.

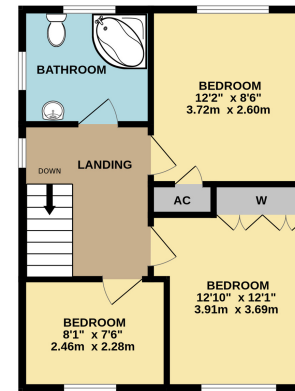




GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

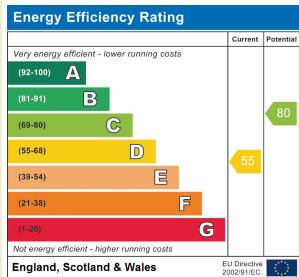


1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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