



# Weston Way

Baldock,  
Hertfordshire, SG7 6EZ  
**OFFERS IN EXCESS OF £675,000**

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properties

We are proud to offer this spacious four-bedroom semi-detached home, ideally located on Weston Way in Baldock. This heavily extended property also benefits from a fully self-contained one-bedroom annexe to the front of the house, offering excellent versatility for multi-generational living, a home business, or potential additional income.

Entering the main residence, you are welcomed by a spacious entrance hall. To the left is a generous living room with windows to the front and side aspects and a charming log burner. To the right is a convenient cloakroom and staircase leading to the first floor. The hallway continues through to the kitchen at the rear of the property, with a door leading to a second reception room that can also be accessed from the kitchen/dining area via French doors. This versatile space would work well as a second sitting room, playroom or formal dining room.

The kitchen/diner forms the heart of the home, offering a range of wall and base units, space for appliances and plenty of room for a dining table. French doors open onto the rear garden, while a separate door provides additional access to the front of the property.

Upstairs, the property offers four well-proportioned bedrooms, three of which are comfortable doubles. The principal bedroom benefits from a spacious en-suite bathroom with bath and shower over, WC and wash basin, with potential to reconfigure to include a separate shower if desired. Bedroom two also offers excellent space and potential to create a second en-suite (STPP). The remaining bedrooms are served by a family bathroom.

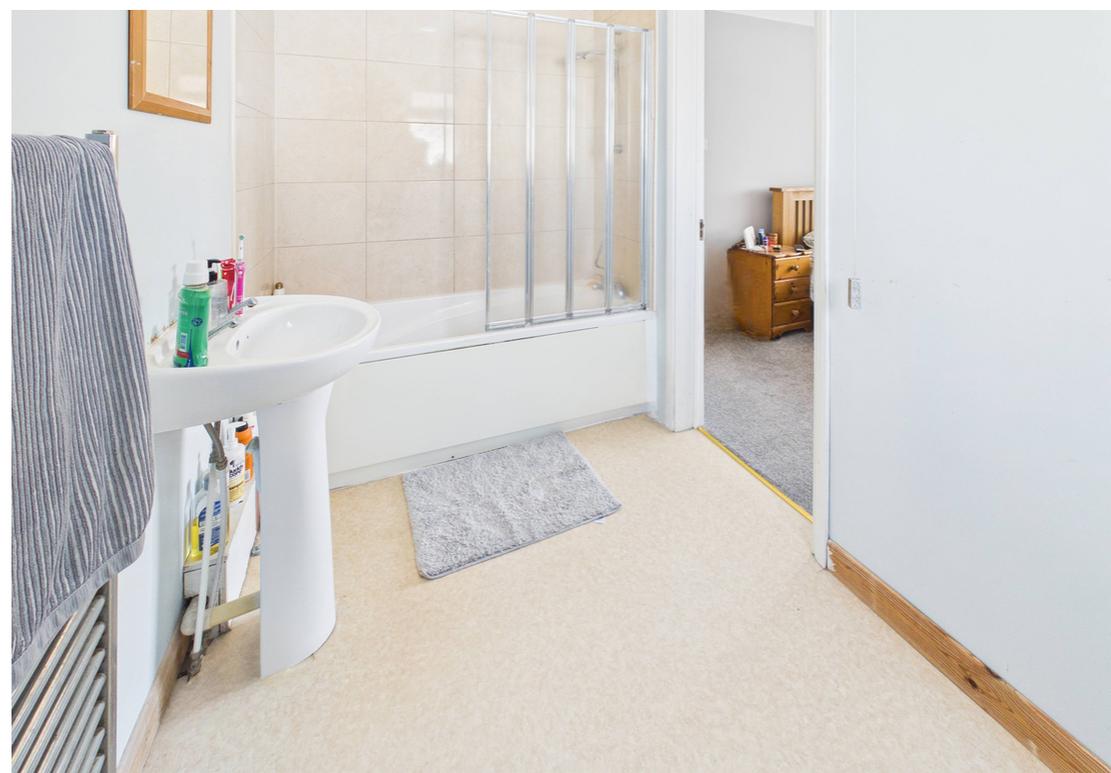
A standout feature of the property is the fully self-contained annexe to the front, comprising an open-plan kitchen/living room, a good-sized double bedroom, and a modern shower room with walk-in shower, WC and wash basin, conveniently accessed from both the bedroom and living space.

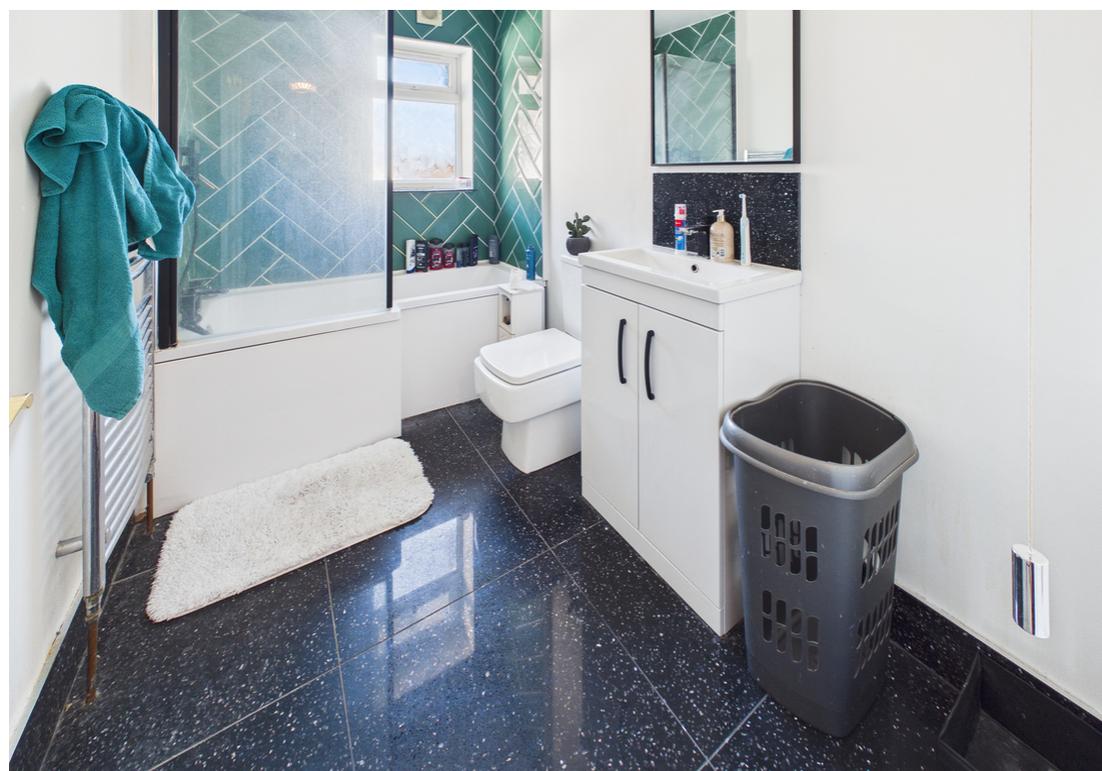
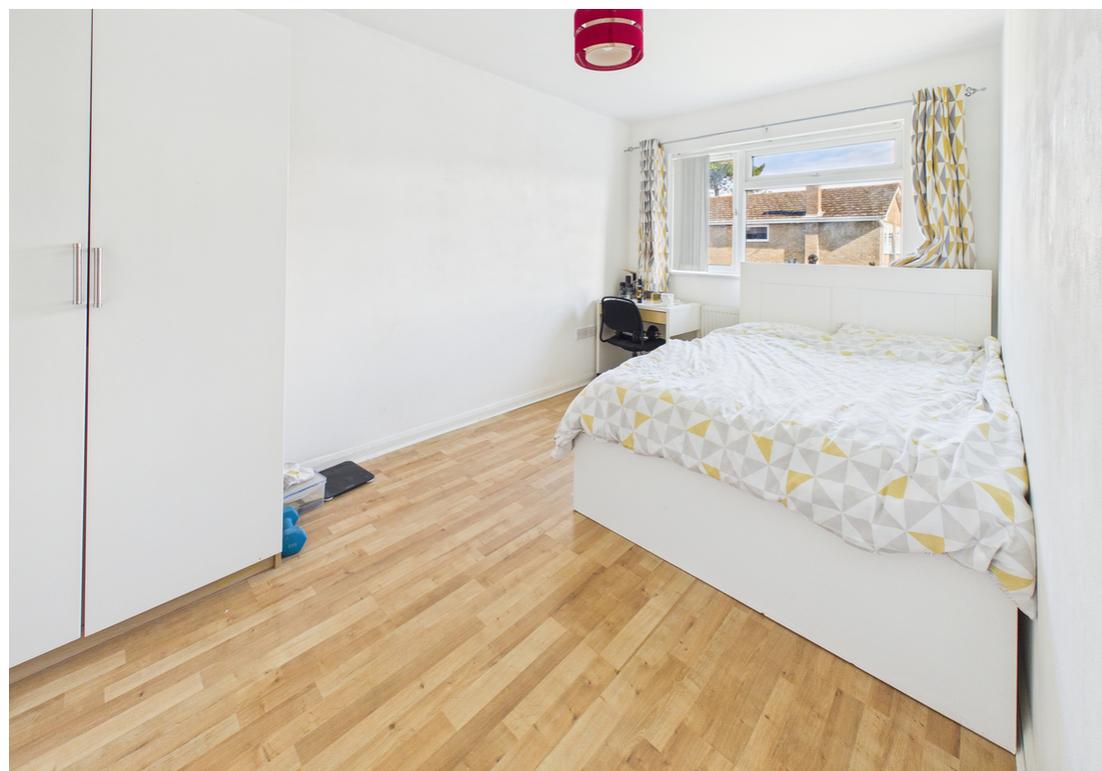
Externally, the rear garden features a patio positioned to enjoy the late afternoon sun, with the remainder mainly laid to lawn. The annexe also benefits from its own courtyard garden with a storage shed. To the front, the driveway provides parking for three vehicles, with further parking available if required.

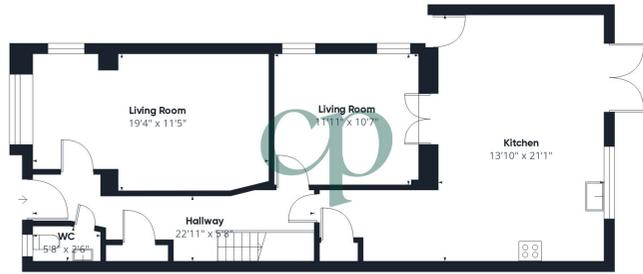
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- 4 Bedrooms - 2 Bathrooms - 1 Cloakroom
- 1 Bedroom self-contained annex
- 3 reception rooms - good size lounge, separate dining room and kitchen / diner
- extensively extended but offers more scope to personalise or improve the property further
- Main residence: Council tax Band D - EPC Rating C
- Annex: Council tax Band A - EPC Rating D









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

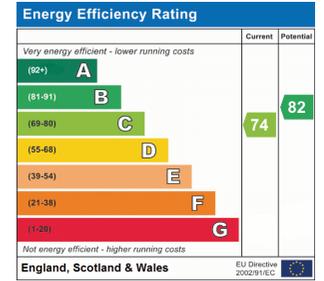


Approximate total area<sup>(1)</sup>  
1829 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

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