



# Larkins Close

Baldock,  
Hertfordshire, SG7 5DG  
OIEO £375,000

country  
properties

This attractive and well-presented three-bedroom terraced home is ideally positioned within a quiet cul-de-sac, close to the town centre and local amenities, and just a short walk from the mainline train station – making it a superb choice for commuters. Finished to a high standard throughout, the property is in excellent condition and ready for immediate occupation, benefiting from fresh décor, new flooring, and a stylish modern family bathroom.

The ground floor offers a welcoming entrance area with built-in storage, leading through elegant oak French doors into a bright and spacious living room. This inviting space features neutral carpeting, tasteful coving, and a bay window to the front aspect, allowing plenty of natural light to flow through. To the rear, the contemporary kitchen/diner is the heart of the home, fitted with timeless shaker-style units, integrated appliances, and ample work surfaces. French doors open directly onto the rear garden, creating a sociable layout ideal for both everyday living and entertaining. A generous under stairs cupboard, accessed from the kitchen, provides excellent storage and could comfortably accommodate a tumble dryer if desired.

On the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is a good-sized double with a large window to the front aspect and built-in wardrobes. The second bedroom overlooks the rear garden and is also generously sized, while the third bedroom is ideal for use as a child's room or home office and benefits from a window to the front. The loft is insulated and boarded, with access via a pull-down ladder, offering valuable additional storage. The stylish family bathroom is fully tiled and fitted with a modern suite comprising a bath with rainfall shower over, WC, hand wash basin with mixer tap, shaker-style fitted cabinetry, heated towel rail, and ceiling spotlights.

To the rear, the property enjoys a good-sized and well-maintained garden featuring a decked seating area accessed directly from the kitchen, a lawn, mature planted flowerbeds, and a useful storage shed. The property further benefits from rear parking for two vehicles. Beautifully presented throughout and offering a turnkey opportunity, this appealing home is perfectly suited to first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to avoid disappointment.

#### THE LOCATION

Baldock is a historic and popular market town in Hertfordshire, offering a mainline railway station with direct services to London and Cambridge. The town centre provides an excellent range of amenities, including high-street shops, cafés, restaurants, traditional pubs, and independent retailers such as a local butcher. With convenient access to the A1, A505, and A10, Baldock is highly regarded by commuters. The property is also ideally located within walking distance of the well-regarded Knights Templar Secondary School.

(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).)

- Allocated parking for 2 cars
- Short walk to town centre and train station
- Freehold Mid-Terraced 3 bedroom family home
- Well presented and ready to move in
- Council Tax Band C – EPC Rating C
- Available Chain Free!









Floor 0



Floor 1



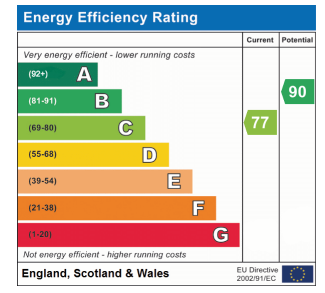
**Approximate total area<sup>(1)</sup>**  
717 ft<sup>2</sup>

**Balconies and terraces**  
143 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.

GIRAFFE360



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  
 www.country-properties.co.uk



country  
properties