



Brewery Lane, Baldock, Hertfordshire. SG7 5AT

| Satchells



# 4 Bedroom Detached House Offers in Excess of £850,000

## Freehold

A larger than average 4 bedroom detached house, approximately 1820 sq. ft, situated in the heart of Old Baldock and literally within strolling distance of the majestic wide Georgian High Street, train station and highly acclaimed schools and nurseries. This lovely family home has a very spacious ground floor with a 25ft x 20ft dual aspect kitchen family room and a large 17ft x 16ft living room. The principal bedroom has a dressing room and ensuite. There are three further double bedrooms and a well appointed family bathroom. The property enjoys a garden and patio along with a garage and driveway for several cars.

- 1820 Sq Ft
- Four bedrooms
- Detached
- Dressing room and ensuite
- Town centre location
- Stroll to station and shops
- 25ft x 20ft kitchen family room
- Chain free
- EPC rating C. Council tax band F

## **Ground Floor:**

### **Living Room:**

Abt. 16' 2" x 17' 4" (4.93m x 5.28m) A partially spacious dual aspect living room with double glazed windows to front and side aspects. Two radiators. Fitted carpet.

### **Open Plan Kitchen & Family Area:**

Abt. 20' 4" x 25' 7" max (6.20m x 7.80m max) Simply stunning, a lovely dual aspect room with a beautiful kitchen and living space with doors to the patio and garden. Range of fitted wall and base units with stone work tops. Sink unit, integrated dishwasher, double oven, one with a warming drawer integrated microwave, induction hob, extractor fan and microwave. Double glazed window and doors to garden. Tiled and hard wood flooring. Two radiators.

### **Utility:**

Abt. 7' 6" x 11' 2" (2.29m x 3.40m) Range of wall and base units with stone work tops. Stainless steel sink and drainer. Double glazed window and door to garden. Radiator. Tiled floor. Access to garden and garage.

### **Cloakroom:**

Suite comprising low level WC and hand wash basin. Radiator. Tiled flooring.

## **First Floor:**

### **Principal Bedroom:**

Abt. 16' 2" x 11' 6" (4.93m x 3.51m) Double glazed window to front aspect. Radiator. Range of fitted wardrobes. Fitted carpet. Opening into walk-in dressing room. Double glazed window to front aspect. Radiator.

### **En-Suite:**

A well appointed suited with a double glazed window. Heated towel rail. Tiled flooring.

### **Dressing Room:**

Abt. 12' 10" x 5' 6" (3.91m x 1.68m) A bright room with a bay window and 3 built in wardrobes.

### **Bedroom Two:**

Abt. 11' 1" x 9' 3" (3.38m x 2.82m) Double bedroom with double glazed window. Radiator. Fitted carpet.

### **Bedroom Three:**

Abt. 12' 5" x 5' 2" (3.78m x 1.57m) Double bedroom with double glazed window. Radiator. Wood effect laminate flooring.

### **Bedroom Four:**

Abt. 11' 2" x 8' 2" (3.40m x 2.49m) Double bedroom with double glazed window. Radiator. Fitted carpet.

### **Family Bathroom:**

A well appointed bathroom suite comprising tiled bath, separate shower, low level WC and hand wash basin. Heated towel rail. Double glazed window. Tiled floor.

### **WC:**

Suite comprising low level WC and hand wash basin. Tiled floor.

### **Outside:**

#### **Front Garden:**

Off street parking for up to three cars and access to garage.

## Rear Garden:

A generous enclosed rear garden with a lovely decked area and patio with raised shrubs and borders.

## Garage:

15' 1" x 11' 10" (4.60m x 3.61m) Abt. 15' 1" x 11' 10" (4.60m x 3.61m)  
Large garage with access to the utility room.

## Additional Information:

### Agents Note:

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

## Anti-Money Laundering:

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

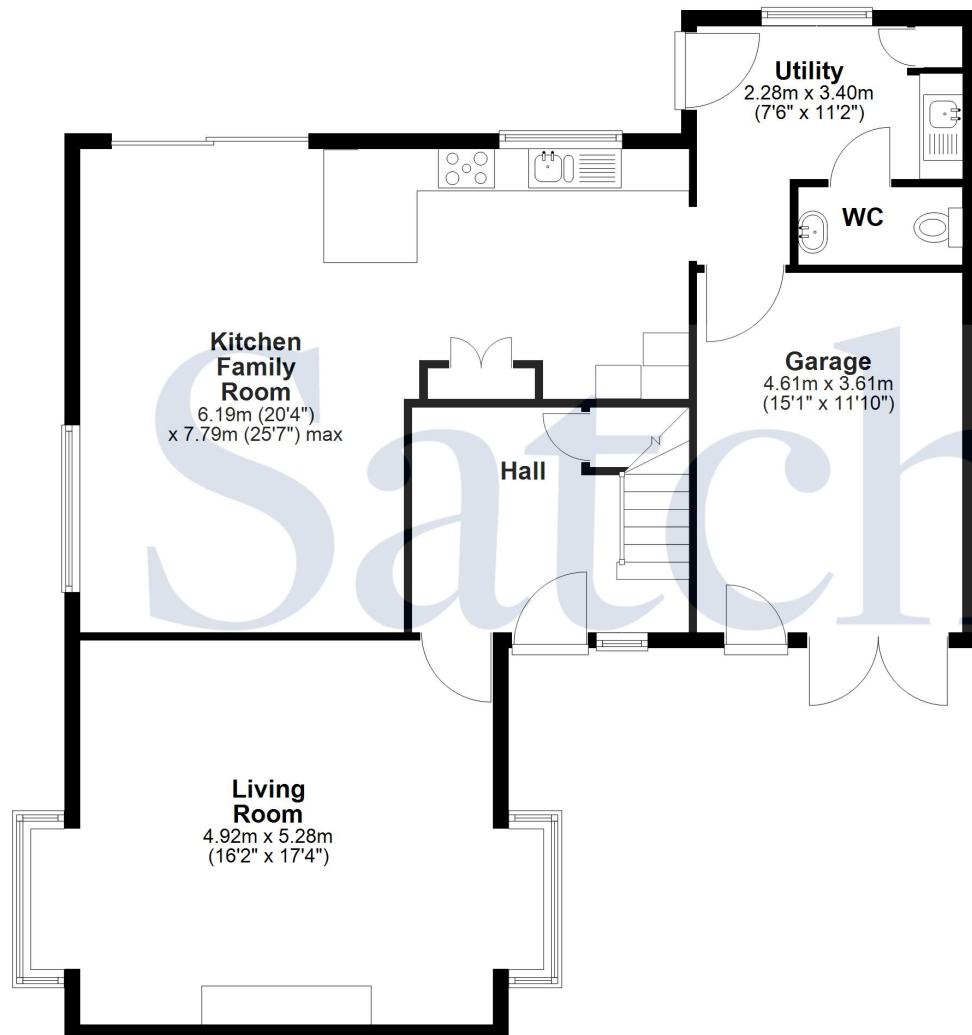




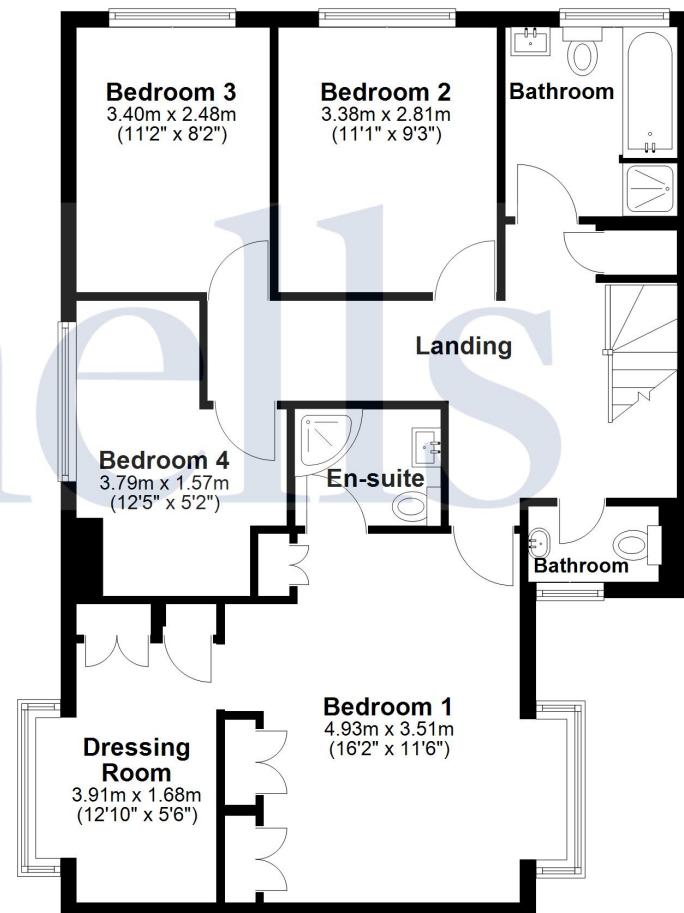
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## Ground Floor



## 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.

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