



Hadrian Way, Baldock, Hertfordshire. SG7 6AW

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4 Bedroom Detached House £600,000 Freehold

Satchells Estate Agents presents to market this stunning four-bedroom property situated touching distance to the Baldock High Street, converted by the current owner. The property offers a fantastic kitchen/dining room, brilliant size lounge and conservatory with double doors leading out to the garden. Upstairs are four great sized bedrooms and a family bathroom. Outside includes a generous size rear garden with a patio/lounge area; to the front is off street parking for three cars.

- Four bedrooms
- Detached
- Large driveway
- Brilliant size rooms
- Great condition
- Close proximity to amenities
- Viewings highly recommended
- EPC rating D. Council tax band E

**Ground Floor
Entrance:**

Via double glazed front door.

Kitchen:

Abt. 14' 0" x 10' 0" (4.27m x 3.05m) Double glazed window to front aspect. Double glazed door to side aspect. Range of fitted wall and base units, stainless steel sink and drainer.

Understairs storage cupboard. Laminate flooring.

Dining Room:

Abt. 11' 5" x 8' 5" (3.48m x 2.57m) Double glazed window to front aspect. Fitted carpets. Radiator.

Lounge:

Abt. 26' 5" x 11' 5" (8.05m x 3.48m) Double glazed doors to rear garden. Fireplace. Radiator. Wooden flooring. Double doors leading to conservatory.

Conservatory:

Abt. 12' 5" x 9' 5" (3.78m x 2.87m) Double glazed windows and doors to rear aspect. Tiled flooring.

Shower Room:

Double glazed frosted window to side aspect. Three piece suite comprising low level wc, hand wash basin and shower cubicle. Tiled flooring.

**First Floor
Landing:**

Doors to all rooms. Airing cupboard.

Bedroom One:

Abt. 14' 5" x 10' 0" (4.39m x 3.05m) Two double glazed window to front aspect. Fitted wardrobes. Fitted carpets. Radiator.

Bedroom Two:

Abt. 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to front aspect. Fitted wardrobes. Wooden flooring. Radiator.

Bedroom Three:

Abt. 13' 0" x 8' 0" (3.96m x 2.44m) Double glazed window to rear aspect. Fitted wardrobes. Wooden flooring. Radiator.

Bedroom Four:

Abt. 13' 0" x 8' 0" (3.96m x 2.44m) Double glazed window to rear aspect. Fitted wardrobes. Wooden flooring. Radiator.

Bathroom:

Double glazed window to side aspect. Three piece suite comprising panelled bath, low level wc and hand wash basin, shower-head attachment. Tiled and laminate flooring.

**Outside
Front Garden:**

Paved driveway, side access and parking for three plus cars.

Rear Garden:

Mainly laid to lawn, patio and decking seating area, storage and side access.

Additional Information

Agents Note:

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

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.

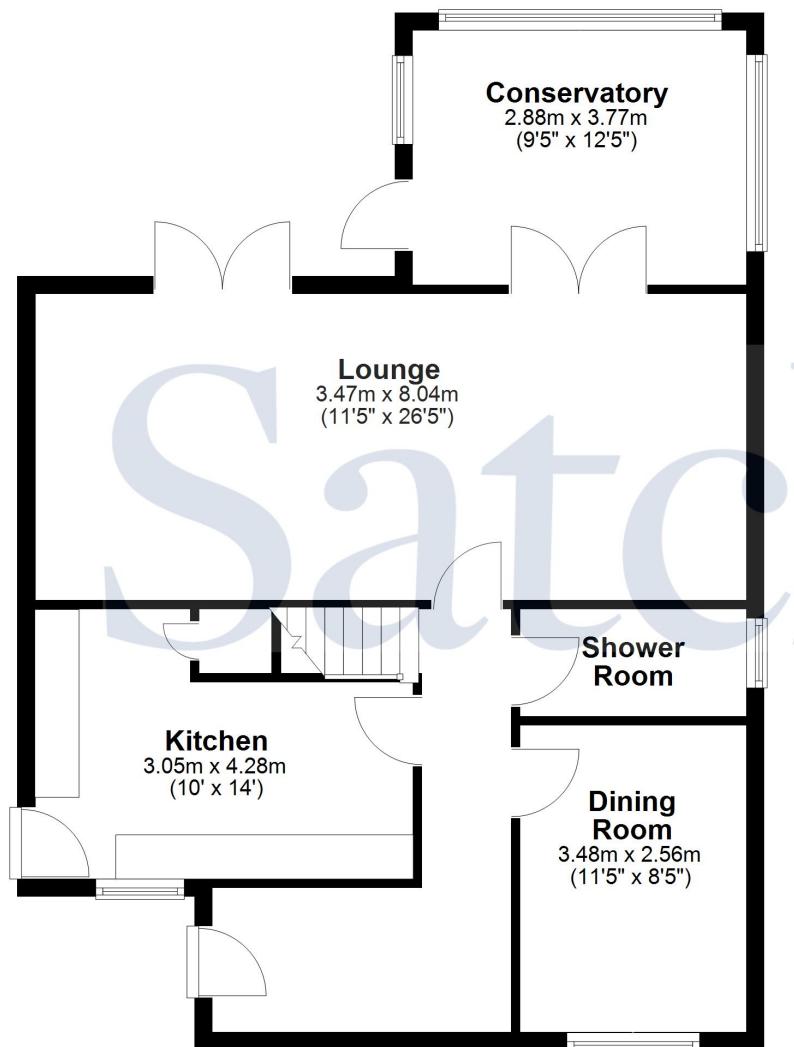




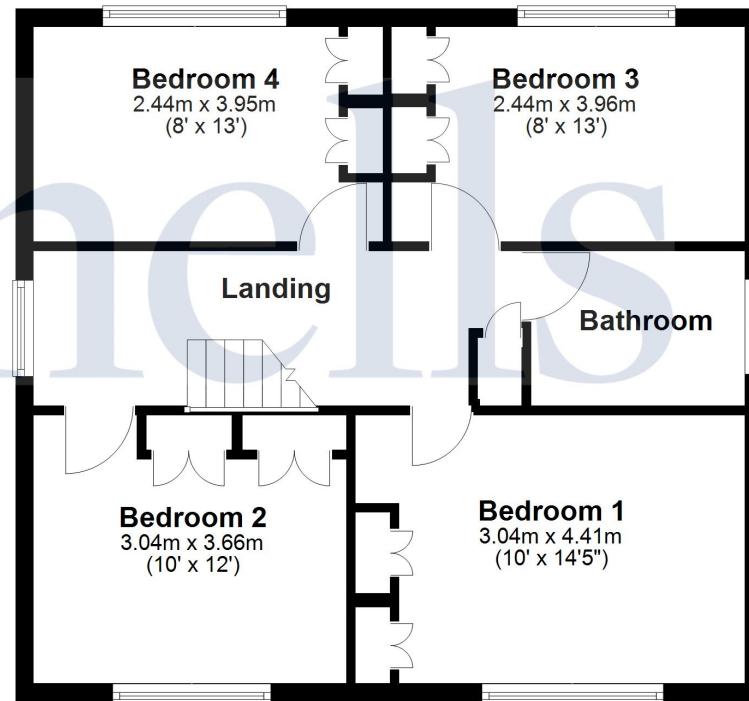
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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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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