



# Providence Way

Baldock,

Hertfordshire, SG7 6TT

**Freehold - Offers in Excess of £725,000**

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properties



A particularly light, bright and spacious, 4 double bedroom detached executive home in sought after cul de sac! Located on Providence Way, Baldock this fantastic property is within walking distance to all local schools, transport links and town centre amenities. Having been extended to the rear the property now offers a very large 'heart of the home' kitchen-diner, utility, cloakroom, formal dining room and lounge on the ground floor with 4 double bedrooms (en-suite to master) and family bathroom on the first. With a good size rear garden, off road parking for 2-3 cars and an integral single garage this is a true 'forever' family home being offered to the market chain free!

- Chain free spacious detached executive home
- Popular residential cul de sac in central location
- 2-3 Car driveway and garage
- 4 Double bedrooms (en-suite to master)
- Approx. 20ft x 17ft kitchen-dining room
- Council Tax band F / EPC rating D





## Accommodation

### Entrance Hallway

Radiator, stairs to the first floor, under stairs storage cupboard, doors to:-

### Cloakroom

Window to the front aspect, heated towel rail, WC, wash hand basin.

### Dining Room

12' 4" x 12' 0" (3.76m x 3.66m)  
Radiator, sliding door to rear garden, external door to rear garden, arched opening to:-

### Lounge

12' 6" x 17' 4" (3.81m x 5.28m)  
Window to the front aspect, window to the side aspect, radiator, gas fire with quartz surround and hearth.

### Kitchen

20' 4" max x 17' 2" max (6.20m x 5.23m)  
Window to the rear aspect, window to the side aspect, three Velux windows to the rear aspect, two radiators, range of wall mounted and base level units with work surface over and inset sink with drainer, integral dishwasher, wine cooler, range master cooker with extractor over, central island with storage units under and work surface breakfast bar over, external door to rear garden, door to:-

### Utility

7' 0" x 4' 8" (2.13m x 1.42m)  
Window to the side aspect, radiator, wall mounted storage units, space for washing machine, tumble dryer, fridge under work surface, wall mounted boiler.





## First Floor

### Landing

Loft hatch, airing cupboard, radiator, window to the front aspect, doors to:-

### Bedroom One

14' 6" x 12' 7" (4.42m x 3.84m)

Window to the front aspect, radiator, two built in wardrobes, door to:-

### En-suite

Heated towel rail, WC, window to the side aspect, wash hand basin, shower cubicle.

### Bedroom Two

13' 0" x 10' 3" (3.96m x 3.12m)

Window to the rear aspect, window to the side aspect, radiator, built in wardrobes.

### Bedroom Three

12' 3" x 11' 1" (3.73m x 3.38m)

Window to the rear aspect, radiator.





## Bedroom Four

8' 3" x 8' 4" (2.51m x 2.54m)  
Window to the front aspect,  
radiator.

## Bathroom

Window to the rear aspect, WC,  
heated towel rail, wash hand  
basin, Jacuzzi bath with shower  
attachment over and screen.

## External

### Rear

Westerly facing rear garden laid  
to lawn measuring approx 24ft x  
45ft with large patio/bbq area,  
timber shed with front and rear  
access, gated access to front at  
side.

### Front

2 - 3 car driveway leading to  
integral single garage with up  
and over door, gated access at  
side to rear.



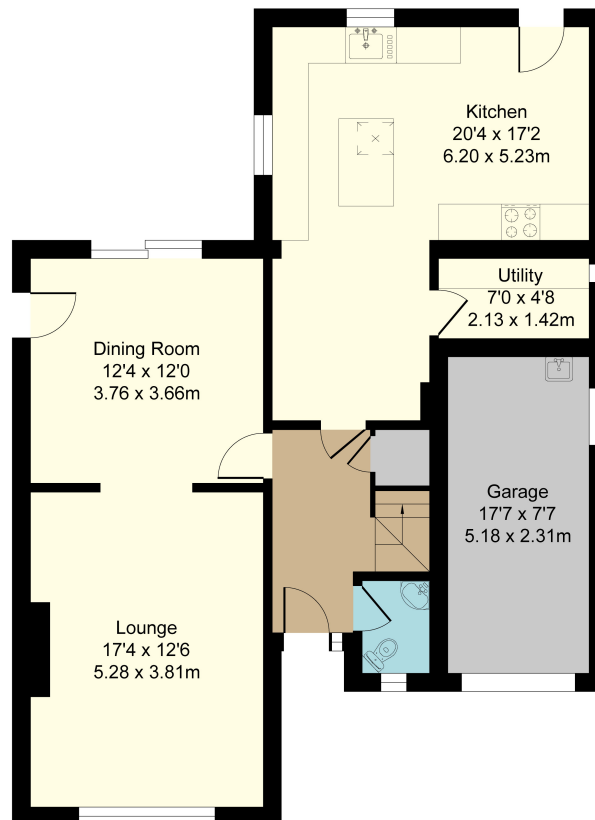






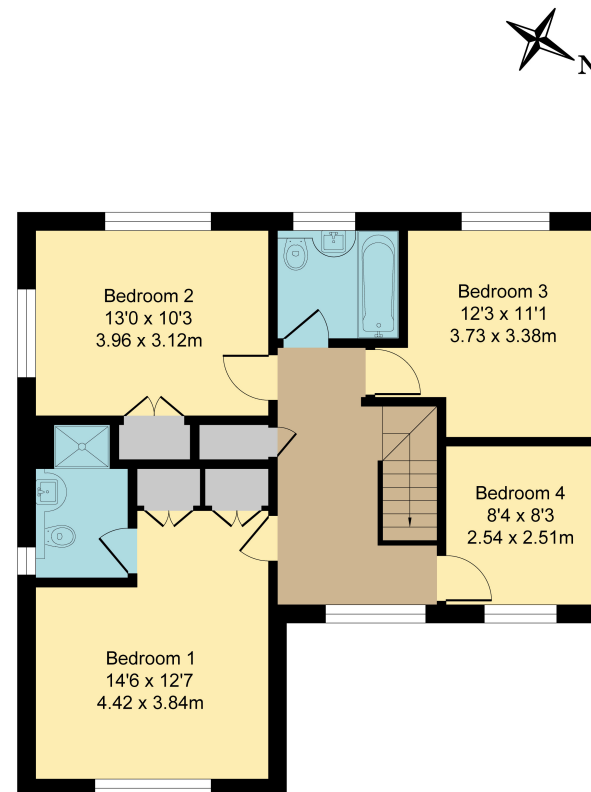
### Ground Floor

Area: 91.0 m<sup>2</sup> ... 980 ft<sup>2</sup>

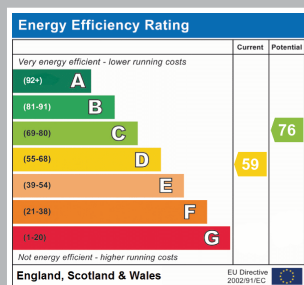


### First Floor

Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup>



**Total Area: 159.4 m<sup>2</sup> ... 1716 ft<sup>2</sup>**  
 All Measurements are approximate and for display purposes only



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

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