



The Orchard, Baldock, Hertfordshire. SG7 6DE





4 Bedroom Detached House

£900,000 Freehold

A stunning four bedroom detached property set in this very private cul-de-sac in the heart of Baldock, offering easy access to the bustling High Street with all of its shops cafe's and restaurants. The property benefits from a spectacular open plan kitchen/family room, a large lounge and music room, a utility room and a cloakroom make up the rest of the downstairs. Upstairs are four wonderful sized bedrooms and two family bathrooms. Outside is a stunning landscaped rear garden with two trees from the original orchard and a summer house. To the front is ample off street parking and a garage.



- Four bedrooms
- Detached
- Stunning location
- Private cul-de-sac
- Garage
- Ample off street parking
- Open plan kitchen
- EPC rating D. Council tax band F

Ground Floor

Entrance:

Via double doors.

Hall:

Large entrance hall giving access to all rooms and stairs to first floor.

Open Plan Kitchen/Family Room:

Abt. 19' 9" x 18' 2" (6.02m x 5.54m) Range of wall and base units with roll top worksurfaces. Central island. Sink and drainer unit. Double oven and hob. Bi-fold and tri-fold doors to garden. Three double glazed windows to rear garden. Luxury laminate flooring with underfloor heating.

Snug:

Abt. 13' 4" x 12' 3" (4.06m x 3.73m) Two double glazed windows to garden. Wooden flooring.

Lounge:

Abt. 26' 6" x 11' 0" (8.08m x 3.35m) Double glazed doors to garden. Double glazed window to front aspect. Feature fireplace. Three radiators. Fitted carpet.

Games Room:

Abt. 12' 0" x 10' 8" (3.66m x 3.25m) Double glazed windows to front and side aspect. Radiator. Fitted carpet.

Utility Room:

Abt. 6' 3" x 5' 1" (1.91m x 1.55m) Range of wall and base units. Plumbing for automatic washing machine. Boiler.

Cloakroom:

Low level wc and hand wash basin.

First Floor

Landing:

Access to all rooms.

Bedroom One:

Abt. 13' 7" x 12' 3" (4.14m x 3.73m) Double glazed window to front aspect. Fitted wardrobes. Fitted carpet. Radiator.

Bedroom Two:

Abt. 13' 3" x 10' 4" (4.04m x 3.15m) Double glazed windows to front and side aspect. Fitted wardrobes. Fitted carpet. Radiator.

Bedroom Three:

Abt. 12' 3" x 9' 0" (3.73m x 2.74m) Double glazed window to rear aspect. Fitted wardrobes and vanity unit. Fitted carpet. Radiator.

Bedroom Four:

Abt. 8' 9" x 6' 4" (2.67m x 1.93m) Double glazed windows to side and rear aspect. Fitted carpet. Radiator.

Bathroom One:

Abt. 8' 4" x 8' 3" (2.54m x 2.51m) Double glazed window to front aspect. Suite comprising low level wc, vanity hand wash basin and walk in shower cubicle. Heated towel rail.

Bathroom Two:

Abt. 8' 9" x 6' 4" (2.67m x 1.93m) Double glazed window to rear aspect. Suite comprising low level wc, panelled bath with up and over shower and pedestal hand wash basin. Heated towel rail.

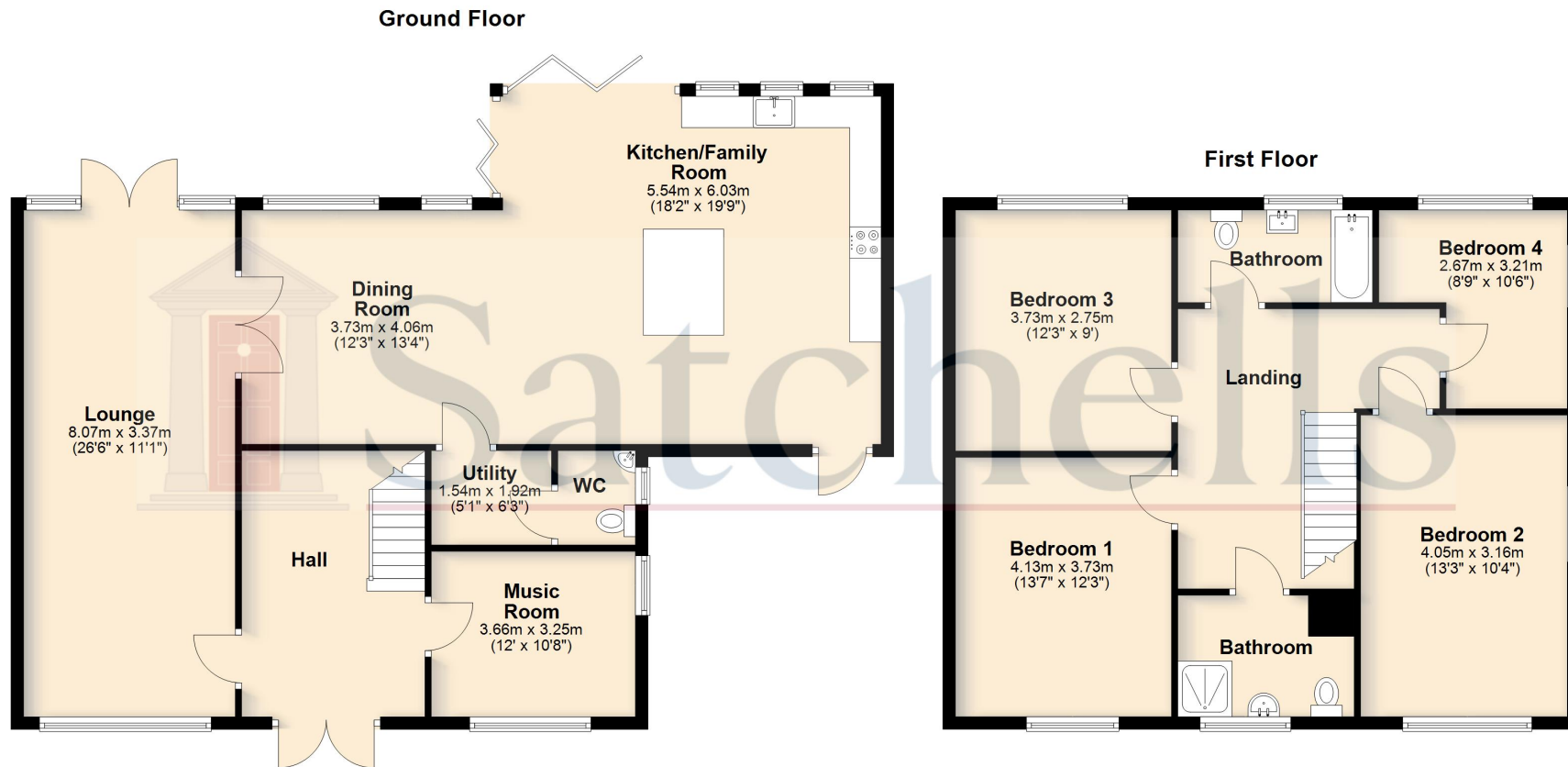
External**Garden, Parking and Garage:**

Large driveway that can accommodate 3-4 cars and a garage. To the rear is a landscaped rear garden with a paved patio and mainly laid to lawn with flower bed borders. Mature trees from the original orchard and summer house.





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For illustrative 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.

3 The Orchard, Baldock