



Norton Road, Baldock Offers In Excess of £700,000

Edwardian charm with spacious rooms and elegant high ceilings, offering a timeless lifestyle - all in a superb central location | Modern Bespoke Kitchen: Perfect for culinary enthusiasts, with ample worktop and storage space, plus easy-to-clean tiled flooring | Generous Living Room: Bright and welcoming, featuring French doors that open to the rear garden, ideal for relaxation and entertaining | Downstairs toilet - ideal for busy, young families and no need for guests to go upstairs to the bathroom | Large Family Bathroom: Equipped with both a shower cubicle and a bath, offering convenience and relaxation options | Garage and driveway providing OFF ROAD PARKING for seven cars | Prime Location: Situated in the heart of historic Baldock, surrounded by independent shops, cafes, pubs, and restaurants | Close to a number of Good Ofsted rated primary SCHOOLS and under half a mile to Knights Templar Secondary SCHOOL | Just an 8 minute walk to Baldock Mainline Station - frequent trains to London and South to Gatwick and even Brighton and Cambridge to the North | Great road links - short drive to A1(M) and M1 and A10 nearby. 30 mins to London Luton Airport



Charming Edwardian Gem in the Heart of Baldock—Stunning Inside and Out

This delightful Edwardian home, offers an impressive 1,300 sq.ft. of living space blending classic character with modern-day comforts. Recently redecorated and beautifully staged, this property invites you to enjoy its refreshed look and feel - a perfect combination of timeless elegance and contemporary living.

Inviting Living Spaces

The heart of the home is the living room, where natural light flows through the French doors leading to the rear garden. There's ample room for your choice of furnishings to create a cosy and welcoming atmosphere - ideal for entertaining or simply unwinding after a long day.

The 15ft dining room is equally impressive, featuring a large bay window that bathes the room in sunlight. Whether hosting family meals or enjoying a quiet moment with a cup of tea, this is a space where memories are made.

The practical downstairs cloakroom adds convenience for family and guests.

Modern Kitchen for Culinary Enthusiasts

The bespoke re-fitted kitchen is a dream come true for anyone who loves to cook. With plenty of counter space, sleek storage solutions, and stylish tiled flooring, it's as practical as it is beautiful. Whether preparing everyday meals or experimenting with new recipes, this kitchen makes it a joy.

Upstairs Retreats

When it's time to relax and re-charge your batteries you'll find three spacious double bedrooms, each offering a peaceful retreat at the end of the day. The soft carpeting underfoot ensures a warm welcome every morning, and the rooms are well-sized for wardrobes, desks, or even a reading nook.

The generously sized bathroom provides the best of both worlds with a separate shower cubicle for quick morning routines and a full-size bath for those relaxing evening soaks.

Outdoor Bliss

The rear garden is a private oasis, featuring a lush lawn and mature landscaping, perfect for enjoying summer BBQs or simply soaking up the sunshine. The included outhouse provides extra storage space for garden tools, bikes, or seasonal decor. A driveway and garage offer secure off-road parking and additional storage.

Prime Location with Convenience at Your Doorstep

This home is situated in a fantastic location, right in the heart of Baldock, a charming North Hertfordshire market town. Independent shops, cafes, restaurants, and even a family-run butcher are all within walking distance, with a Tesco EXTRA at the top of the high street for added convenience. Whether it's a day out in the countryside or a quick trip into central London (just 45 minutes by train), Baldock has it all.

For families, excellent local schools and easy access to green spaces make this a wonderful place to call home. Commuters will appreciate the easy reach of the A1(M), making travel to nearby towns or cities a breeze.

Don't Wait! Contact The Leysbrook Team Today For Your Viewing And Buy Before Someone Else Does!

| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - E

| GROUND FLOOR

Living Room: Approx 15' 3" x 11' 9" (4.65m x 3.58m)

Kitchen: Approx 14' 2" x 8' 0" (4.32m x 2.44m)

Dining Room: Approx 15' 6" x 11' 9" (4.72m x 3.58m)

Downstairs Cloakroom: 6' 9" x 3' 9" (2.06m x 1.14m)

| FIRST FLOOR

Bedroom One: Approx 12' 3" x 12' 2" (3.73m x 3.71m)

Bedroom Two: Approx 12' 4" x 12' 2" (3.76m x 3.71m)

Bedroom Three: Approx 12' 2" x 9' 6" (3.71m x 2.90m)

Bathroom: Approx 12' 8" x 5' 9" (3.86m x 1.75m)

| OUTSIDE

Garage: Approx 21' 7" MAX x 8' 2" (6.58m x 2.49m)

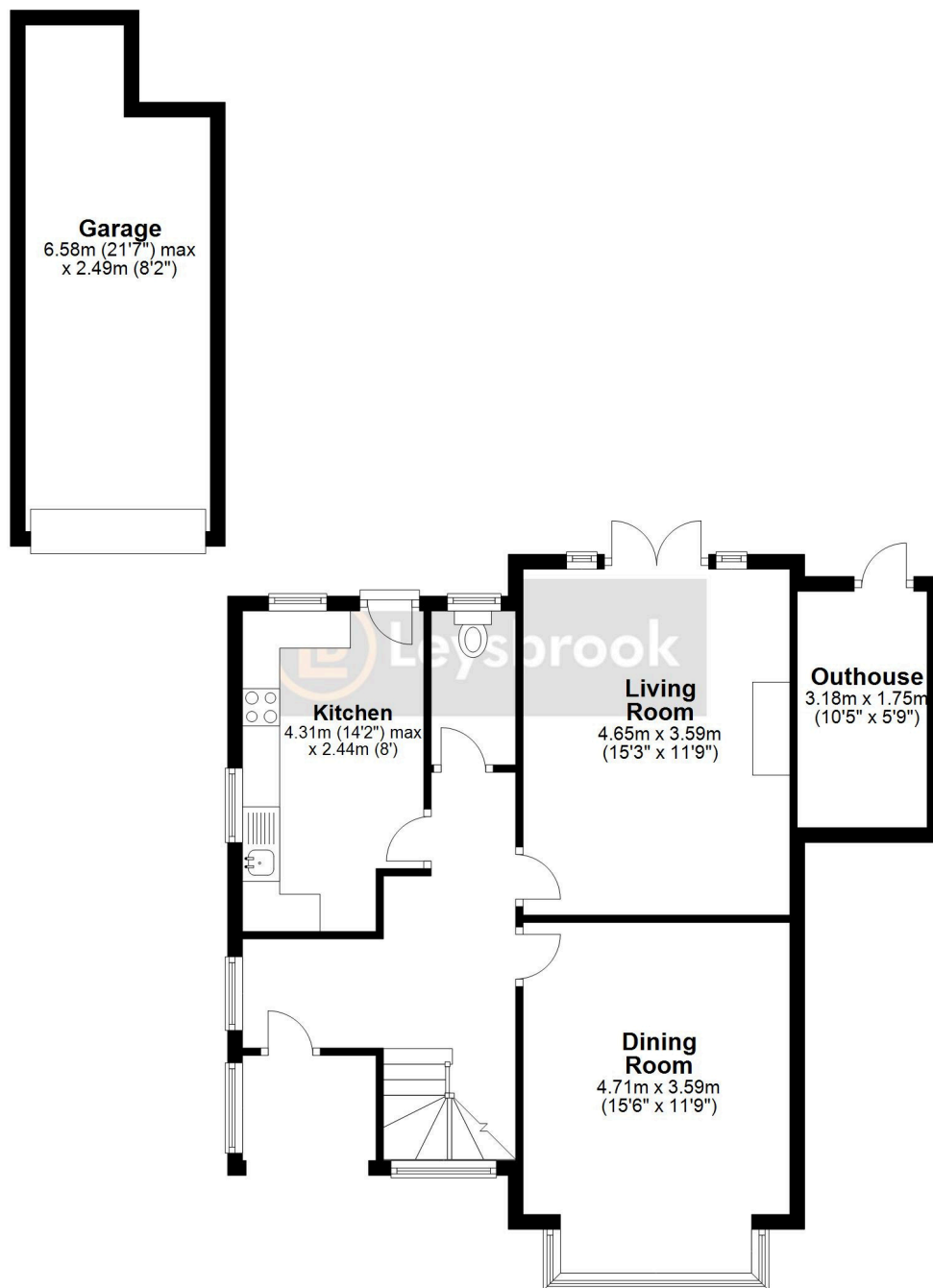
Outhouse: Approx 10' 5" x 5' 9" (3.17m x 1.75m)

Rear garden with patio with raised lawn and gated access to the side



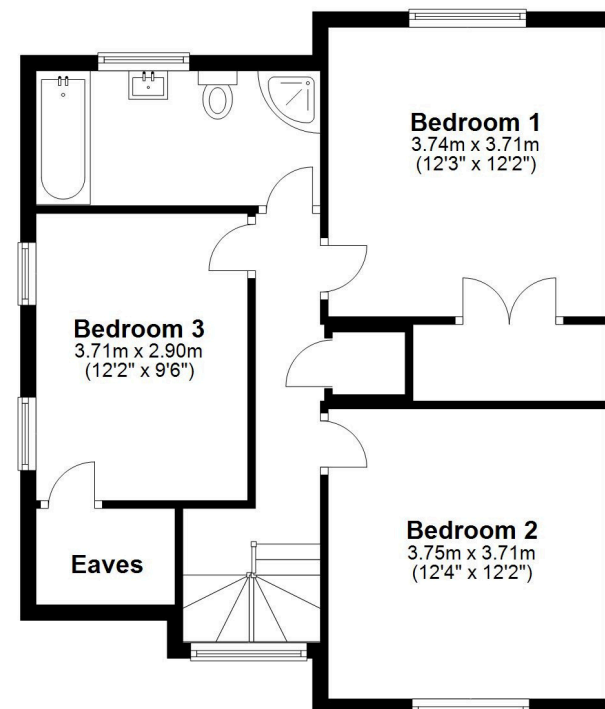
Ground Floor

Approx. 76.3 sq. metres (821.5 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



Total area: approx. 136.2 sq. metres (1466.0 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		