



# 16, The Rise

Baldock,  
Herts, SG7 6JA

Freehold - Guide Price £550,000

country  
properties

A beautifully presented and significantly extended 3 bedroom bay fronted semi-detached family home in popular residential location! Located on The Rise, Baldock this fantastic property has been significantly extended and improved by the current owners. Now offering a truly impressive dining/ family living area with bi-folding doors to the attractive rear garden which seamlessly interlinks with the modern fitted kitchen, a separate lounge, utility area, study and cloakroom on the ground floor with 3 good size bedrooms and family bathroom on the first. Externally the property offers a driveway to the front providing comfortable off road parking for 3-4 vehicles and garage store with roller door. To the rear is the particularly attractive and well maintained rear garden laid to paved terrace & lawn with a further patio seating area at the rear. A wonderful bright & airy family home with further scope for extensions STPP that must be viewed in person to be fully appreciated!

- Beautifully presented 3 bedroom semi-detached family home
- Popular residential location
- Off road parking for 3-4 vehicles
- Utility & separate Study
- Council Tax band C / EPC rating C
- Extended with scope for further extensions STPP
- Fantastic Dining/Family room with Bi-folding doors to rear garden
- Attractive rear garden
- Recently added external solid wall insulation coated in Johnstone Stormshield with relevant guarantees



## Accommodation

### Entrance Hallway

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

### Lounge

13' 10" x 11' 10" (4.22m x 3.61m)

Bay window to the front aspect, radiator, fireplace with tiled hearth housing electric feature fire.

### Kitchen

10' 0" x 20' 10" (3.05m x 6.35m)

Range of wall mounted and base level units with work surface over, breakfast bar, inset sink with drainer, integral dishwasher, gas hob with extractor fan over, double oven/grill, space for a large American fridge/freezer, door to utility, large serving hatch and opening to:-

### Dining/Family Room

10' 5" x 19' 3" (3.17m x 5.87m)

Underfloor heating, two roof lights, wood burner, bi-folding doors to rear garden.

### Utility Room

32' 0" x 6' 7" max (9.75m x 2.01m)

Radiator, glazed external door to front and rear, wall mounted units with work surface over and inset sink with drainer, space for a washing machine and tumble dryer under, large pantry cupboard, doors to:-

### Study

7' 4" x 7' 5" (2.24m x 2.26m)

Radiator, roof light.

### Cloakroom

Heated towel rail, WC, wash hand basin.



## First Floor

### Landing

Window to the side aspect, loft hatch, doors to:-

### Bedroom One

12' 5" x 11' 2" max (3.78m x 3.40m)

Bay window to the front aspect, radiator, wrought iron feature fireplace with tiled hearth.

### Bedroom Two

11' 6" x 10' 3" (3.51m x 3.12m)

Window to the rear aspect, radiator.

### Bedroom Three

7' 6" x 9' 1" (2.29m x 2.77m)

Window to the front aspect, radiator.



## Bathroom

5' 5" x 6' 9" (1.65m x 2.06m)

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

## External

### Front

Frontage laid to gravel with flowerbed border and driveway to side providing comfortable off road parking for 3 - 4 vehicles, glazed door to utility.

### Rear

Rear garden measuring approx 37ft x 25ft (max), paved terrace leading to lawn with a further paved seating area at rear under pergola, door to utility and bi-fold doors into family/dining room.

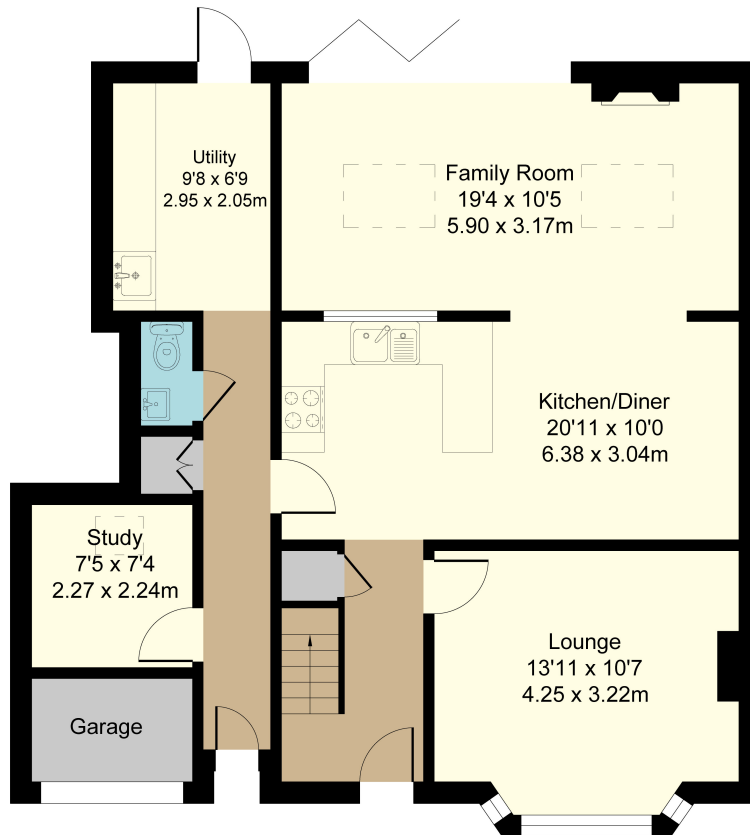




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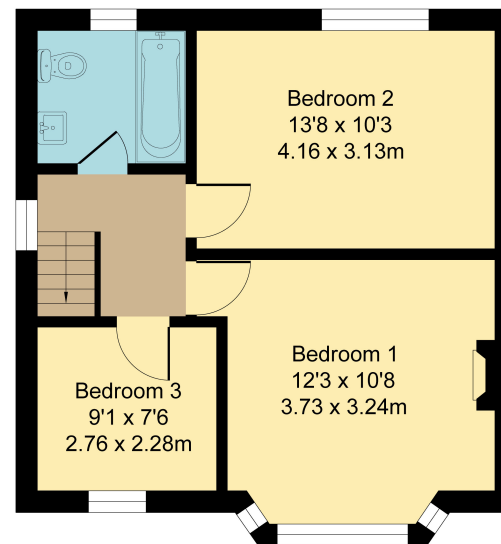
## Ground Floor

Area: 78.3 m<sup>2</sup> ... 843 ft<sup>2</sup>



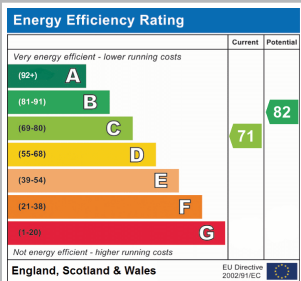
## First Floor

Area: 41.2 m<sup>2</sup> ... 444 ft<sup>2</sup>



Total Area: 119.5 m<sup>2</sup> ... 1287 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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