



# 14, Iredale View

BALDOCK,  
Hertfordshire, SG7 6TR  
Freehold OIEO £350,000

country  
properties

This extremely well presented semi detached home comprises; entrance hallway, downstairs WC, fully fitted kitchen, lounge/diner with glazed door onto the rear garden. To the first floor accommodation are two excellent size double bedrooms and a modern fitted family bathroom. Externally is a fully enclosed and private south westerly facing rear garden, an ideal place for alfresco dining and entertaining. To the front of the property is a block paved driveway for 2 vehicles and access to the garage. Viewings are highly recommended!

- Beautiful semi detached house
- Two excellent size double bedrooms
- Lounge/diner and separate fitted kitchen
- Downstairs WC & family bathroom
- Block paved driveway for 2 vehicles and garage
- Lovely enclosed south westerly facing garden
- Gas central heating
- New double glazing throughout
- Council Tax Band D
- EPC Rating C

## Accommodation

### Entrance

Composite obscure double glazed front door, terracotta style tiling, large under stairs storage cupboard with space and plumbing for a washing machine, radiator, heating controls, doors to:

### Downstairs WC

Tiled flooring, low level flush WC, wash hand basin with unit below, radiator, extractor fan.

### Kitchen

8' 1" x 6' 7" (2.46m x 2.01m)

Accessed via an archway from the entrance hallway, matching wall and base units with a roll edge work top, tiled splash back, space and plumbing for a slim line dishwasher, space for a free standing tall fridge/freezer, Neff oven with an electric 4 ring hob and Bosch extractor fan above, stainless steel sink with drainer, Worcester boiler, tiled flooring, plinth heater, uPVC double glazed window to the front aspect, plenty of double sockets.

### Lounge

14' 10" x 12' 7" (4.52m x 3.84m)

Dual aspect uPVC double glazed windows to the rear and side aspect, uPVC double glazed door onto the rear garden, two radiators, plenty of double sockets, stairs rising to the first floor accommodation.

### First Floor

### Landing

Access to all first floor accommodation, smoke detector, loft hatch.



## Bedroom One

12' 7" x 8' 2" (3.84m x 2.49m)

Two double glazed uPVC windows to the front aspect, radiator, plenty of double sockets.

## Bedroom Two

12' 7" x 7' 3" (3.84m x 2.21m)

Two large uPVC double glazed windows to the rear aspect, uPVC double glazed window to the side aspect, built in wardrobe, plenty of double sockets.

## Family Bathroom

P-shaped bath with shower and rain shower above, extractor fan, heated towel rail, partially tiled, wash hand basin, built in shelving and cupboard housing the immersion tank, shaver point, low level flush WC.

## External

### Front

Block paved driveway providing off road parking for 2 vehicles, access to the garage, outside cupboard housing the consumer unit and gas meter.

## Garden

The garden is enclosed via fence to all sides and is mainly laid to lawn. It is bordered by flower beds, trees and shrubs with two separate patio areas ideal for entertaining or alfresco dining. The patio area to the rear of the garden currently houses a summerhouse.

## Garage

17' 7" x 8' 7" (5.36m x 2.62m)

Single glazed window and wooden door to the rear aspect, power and lighting, up and over door, apex roof for storage, water point.

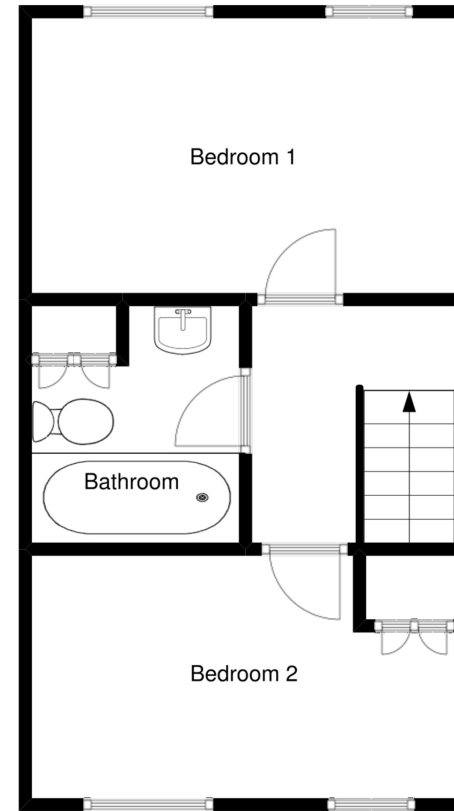
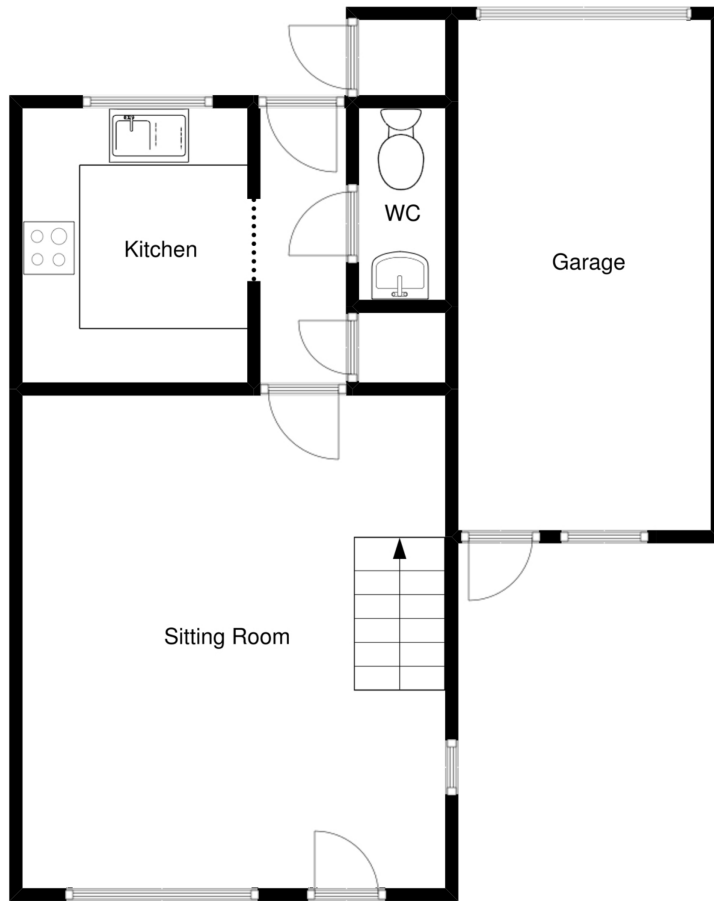
## Owners Loves

Enjoying the garden all year round watching nature change with the seasons. How peaceful and quiet the house is - just nice to switch off and relax. The nearby footpaths offer endless local walks and the closeness of the town means we can enjoy everything the high street has to offer.

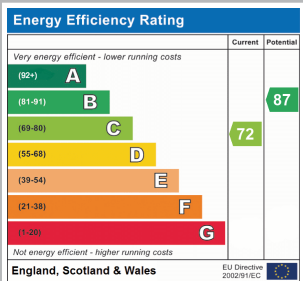




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NOTE: This plan is for illustrative purposes only



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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