



Arbury Place, Baldock, Hertfordshire. SG7 5FE

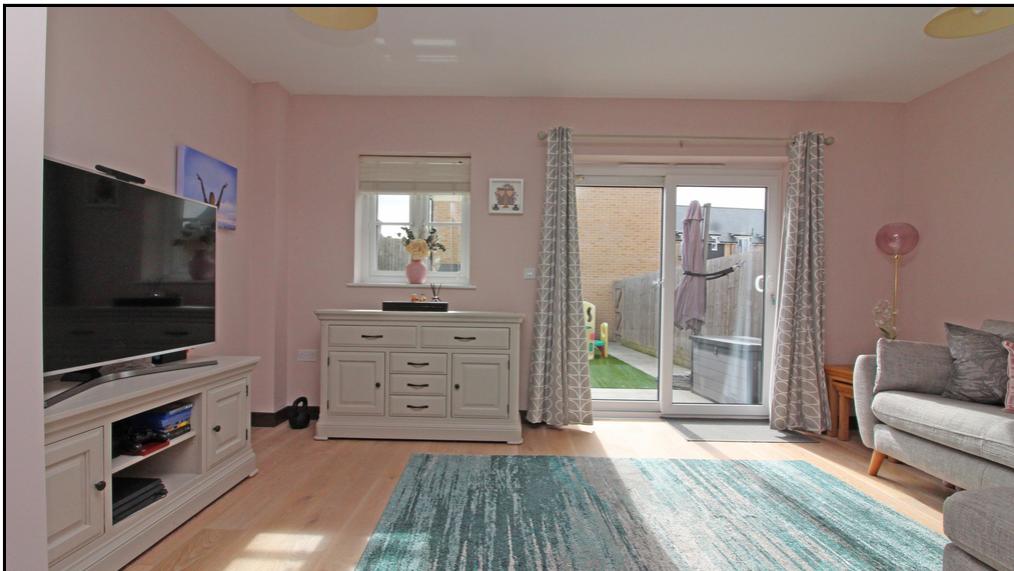
 **Satchells**



## 4 Bedroom Semi-Detached House

**£500,000 Freehold**

Set in the heart of Baldock is this beautifully presented four bedroom semi-detached property. The property boasts a modern fitted kitchen with composite work surfaces and integrated appliances, large lounge and a cloakroom on the ground floor. On the second and third floors are four bedrooms with an en-suite to the master and a family bathroom. Outside is a landscaped rear garden with artificial grass and off street parking. The property is a stones throw away from the local train station offering access to London and Cambridge.



- Four bedrooms
- NHBC warranty
- Close to station
- Off street parking
- Central location
- Excellent condition
- EPC rating B. Council tax band E

**Ground Floor:****Entrance:**

Via double glazed front door.

**Hallway:**

Radiator. Doors to:

**Lounge:**

Double glazed windows and patio doors to garden.

Radiator. Laminate flooring.

**Kitchen:**

Range of fully fitted wall and base units comprising cupboards and drawers with stainless steel sink and drainer. Oven and electric hob with extractor fan over. Integrated dishwasher. Double glazed window to rear aspect. Radiator. Laminate flooring.

**WC:**

Suite comprising low level WC and hand wash basin.

Double glazed frosted window to front aspect.

**First Floor:****Landing:**

Fitted carpet. Storage cupboard. Doors and stairs to:

**Bedroom Two:**

Double glazed window to front aspect. Radiator. Storage cupboard. Fitted carpet.

**Bedroom Three:**

Double glazed window to rear aspect. Radiator. Fitted carpet.

**Bedroom Four:**

Double glazed window to rear aspect. Radiator. Fitted carpet.

**Family Bathroom:**

Suite comprising low level WC, pedestal hand wash basin and panelled bath with power shower. Heated towel rail. Tiled walls and floor. Small mirror.

**Second Floor:****Bedroom One:**

Double glazed windows to front and rear aspects. Radiator. Fitted carpet.

**En-Suite:**

Suite comprising low level WC, hand wash basin and double shower cubicle. Heated towel rail. Small mirror.

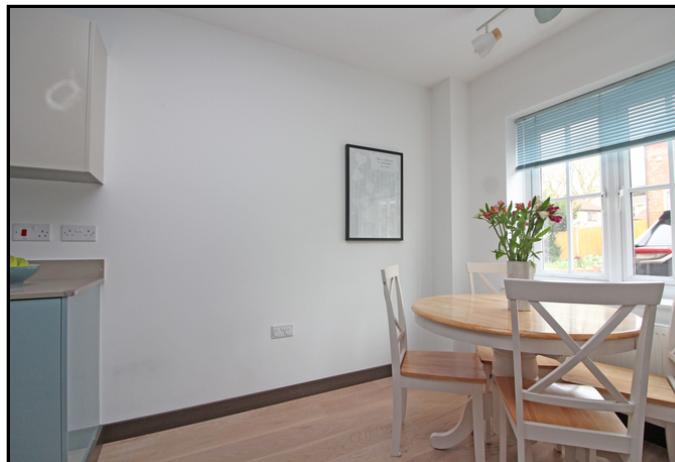
**Outside:****Garden and Parking:**

Landscaped rear garden with astro turf and patio area with flower bed borders and rear access.

Off street parking to the front.

**Additional Information:****Agents Note:**

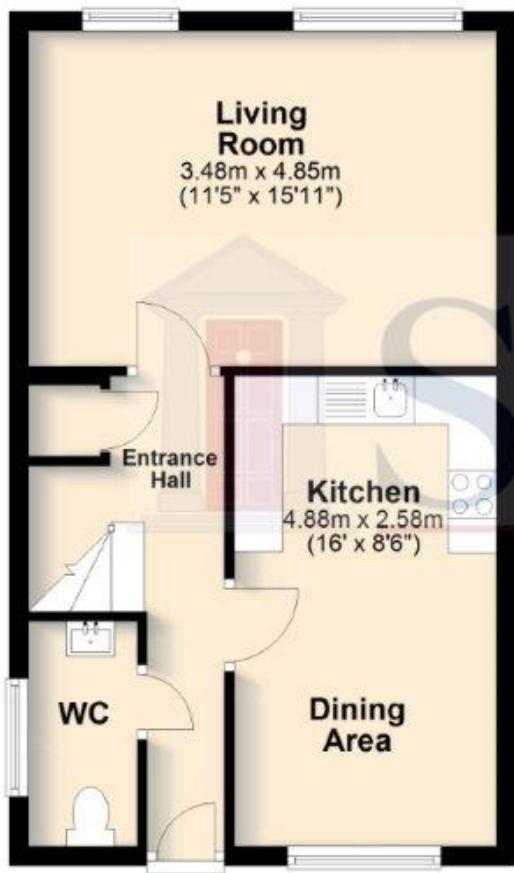
Draft details yet to be approved by the vendor and may be subject to change.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

### Ground Floor



### First Floor



### Second Floor



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.