



15, Orwell View

Baldock,
Hertfordshire, SG7 6TH
£375,000

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properties

A beautiful 3 bedroom semi detached house located on Clothall Common within Baldock. This property comprises; hallway, potential downstairs WC (currently a utility room), kitchen, lounge, dining room, 3 good size bedrooms, modern family bathroom, and a beautiful front and rear garden, driveway and garage. This property benefits from double glazing throughout and plenty of storage.

- Semi Detached House
- 3 Good Size Bedrooms
- 2 Reception Rooms & Separate Kitchen
- Potential Downstairs WC
- Modern Family Bathroom
- Front & Rear Gardens
- Driveway & Garage
- Corner Plot Overlooking The Green

Ground Floor

Hallway

Double glazed composite front door, radiator, access to kitchen & lounge, large storage cupboard, cupboard for utilities with plumbing and space for washing machine and tumble dryer, uPVC obscure window to side aspect, plumbing for low level flush WC and wash hand basin.

Kitchen

Large uPVC window to side aspect, plumbing and space for dish washer and tall fridge/freezer, space for oven with cooker hood above, wall and base units with roll top worktop, stainless steel sink and drainer with mixer tap, tiled splash back, extractor fan.

Lounge

Two radiators, large uPVC window to side aspect, access to first floor.

Diner

Archway from living area, sockets, wall lights, uPVC window to side aspect, uPVC large patio doors onto the garden, radiator.



First Floor

Landing

Access to loft with ladder and light, boarded loft, access to all bedrooms and family bathroom, uPVC window to side aspect, built in large storage cupboard.

Master Bedroom

Radiator, double sockets, two uPVC windows to side aspect, fitted wardrobes with mirrored doors, fitted unit above the bed.

Bedroom Two

Radiator, double sockets, dual aspect uPVC windows to both sides.

Bedroom Three

Radiator, large uPVC window to side aspect, built in cupboard.

Family Bathroom

Cupboard with access to combination boiler, low level flush WC, heating controls for under floor heating, heated towel rail, wash hand basin with vanity unit fitted below, fully tiled, p shaped bath with mains shower.

External

Garden

Accessed via uPVC patio doors from the diner, large patio area, beautifully landscaped, fully enclosed by wall and fence, gate to driveway, access to rear of the garage, pond at the rear with electrics and lights, mainly laid to lawn with flowerbeds, outside tap, light.

Garage

Pitched roof, driveway in front for 1 vehicle, up and over garage door, light and power, single glazed wooden window and door to rear, power sockets.

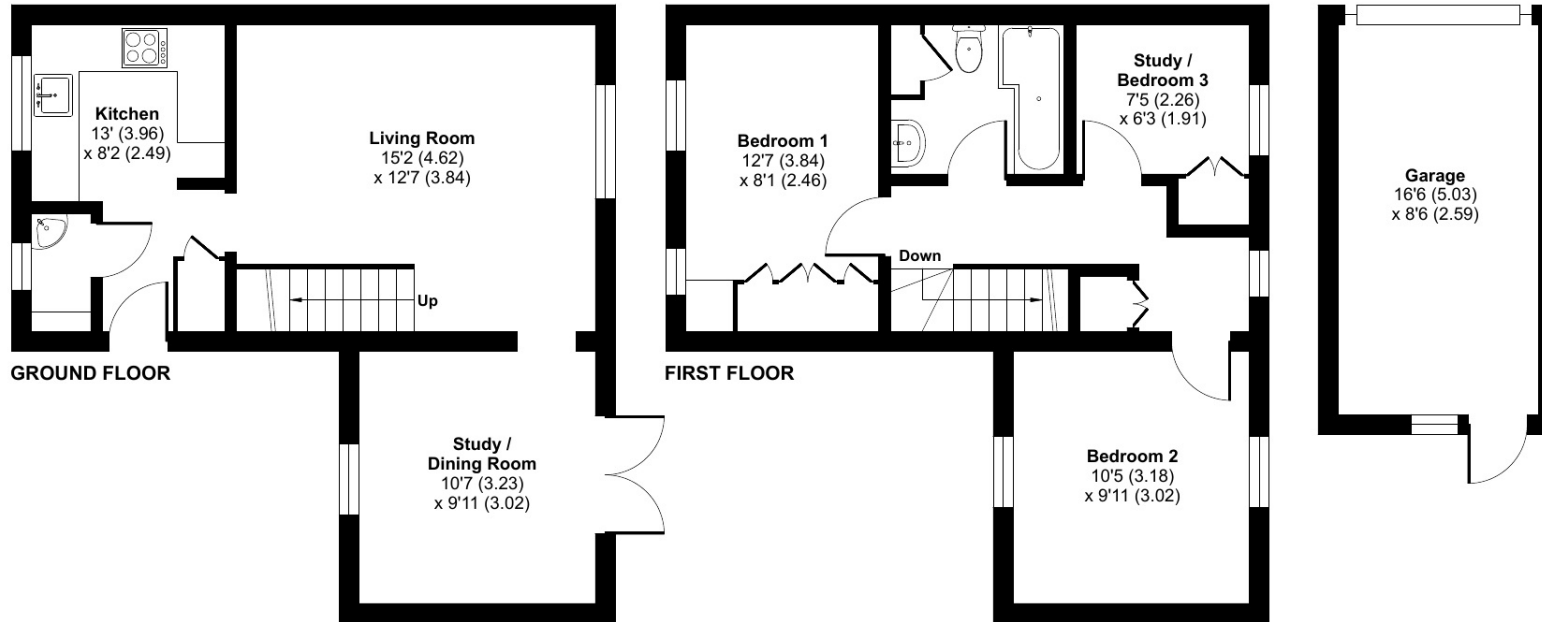




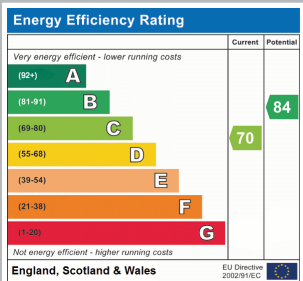


Approximate Area = 850 sq ft / 78.9 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 990 sq ft / 91.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Country Properties. REF: 1082459



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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