



43, Chauncy Gardens

Baldock,
Hertfordshire, SG7 6SZ
£475,000

country
properties

A beautifully presented and extended 3 bedroom link detached home located on the ever popular clothall common development in Baldock. Offering light and spacious accommodation throughout and an attractive walled garden at the rear. This wonderful home is move in ready for its new owners!

- Chain Free!
- 3 Double bedrooms
- Extended to the rear
- Fantastic open plan lounge/dining area
- Modern fitted kitchen
- Utility
- 2 - 3 Car driveway and garage
- Beautifully presented throughout

Ground Floor

Entrance Hall

Window to the side aspect, radiator, stairs to the first floor, door to:

Lounge/Diner

23' 7" x 15' 1" max (7.19m x 4.60m)

Window to the front aspect, two radiators, under stairs storage cupboard, boiler cupboard, external door to the side, French doors to the rear patio, glazed panelled double doors to:

Kitchen

11' 4" x 15' 9" (3.45m x 4.80m)

Window to the rear aspect, radiator, a range of wall mounted and base level units with work surface over, inset sink with drainer, breakfast bar with storage unit and space for a fridge and freezer under, integral dish washer, oven and grill with induction hob over and extractor, sliding doors to rear garden, door to:

Utility/Cloakroom

7' 2" x 4' 9" (2.18m x 1.45m)

Velux window to the front aspect, radiator, WC, base level and wall mounted units with work surface over and space for a washing machine underneath.

First Floor

Landing

Window to the side aspect, loft hatch, airing cupboard, doors to:

Bedroom One

12' 6" max x 8' 7" (3.81m x 2.62m)

Window to the front aspect, radiator.

Bedroom Two

11' 3" x 7' 8" (3.43m x 2.34m)

Window to the rear aspect, radiator.



Dressing Area

7' 7" x 5' 9" (2.31m x 1.75m)

Window to the rear aspect, radiator, door to bedroom two

Bedroom Three

10' 7" max x 8' 7" (3.23m x 2.62m)

Window to the side aspect, radiator.

Wet Room

Window to the front aspect, WC, wash hand basin, shower cubicle.

Outside

Front

Driveway providing off road parking for 2-3 cars leading to a single garage with up and over door and gated access to the rear at the side.

Rear Garden

Attractive walled garden with wrap around patio leading to lawn with mature beds and borders with ornamental shrubs and flowers, greenhouse, timber storage shed, gated access at the side to the front of the property.

Garage

16' 4" x 8' 6" (4.98m x 2.59m)

Up and over door, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

Viewing by appointment only

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