



Icknield Way East, Baldock Guide Price Range £550,00 to £600,000

Guide Price £550-£600k. YOUNG COUPLE - looking for SPACE for your family to grow? | MODERN fitted kitchen / diner with built in double oven and gas hob - great space for dining and entertaining | Inviting Dual Aspect Living Room: An 18ft space with modern, clean finishes, ready for your personal touch and ideal for family relaxation | Four Double Bedrooms: Spacious and cosy, with neutral carpets to keep your feet warm in winter. The main bedroom features built-in wardrobes and an en-suite shower room | Convenient Utility Room: Simplifies laundry and additional storage needs, with direct access to the garden | Landscaped Garden: Low-maintenance with a pristine lawn and large patio area, perfect for summer barbecues and outdoor relaxation | Ample Parking: Off-road parking for three cars and additional on-street parking for guests | Just a 4 minute stroll to the Mainline STATION and less than 10 mins to the town centre - specialist artizan shops / cafes / restaurants and pubs | Within a mile of 5 good PRIMARY SCHOOLS and under a mile of Knights Templar Senior SCHOOL | Excellent Transport Links: Just a few hundred yards from Baldock mainline station, with fast connections to central London and Brighton. The A1(M) offers easy access for road commuters



GUIDE PRICE RANGE £550k to £600k. Imagine A Home That Not Only Offers A Serene Haven For Your Family But Also A Vibrant Space To Create Lifelong Memories. Welcome to your next chapter in a detached family home, perfectly situated near top-rated schools to foster the best educational opportunities for your children.

Step into a porch that's great for taking off shoes and coats and you can shut the outside world away from your living space. This leads straight to an 18ft inviting dual aspect living room. The modern clean finish means that you can just move your own furniture, soft furnishings and décor that reflects your personal style.

Also a great size at 18ft, the modern kitchen / diner has French doors leading to the wrap around rear garden - a wonderful space that seamlessly blends indoor and outdoor living. The hard flooring is perfect for busy families with kids and pets as it is easy to clean and maintain. A gas hob and a double oven, make it a great space for aspiring chefs who love to cook up a storm. The open-plan layout creates a warm and inviting atmosphere that is perfect for entertaining family and friends - there's a spacious dining area which offers plenty of room for a table and chairs, making it the perfect spot for dinner parties and gatherings.

Next to the kitchen is a convenient utility room, simplifying your life with a compact setup for laundry and additional storage and direct access to the garden.

Downstairs, you'll also find a toilet hugely beneficial for family life and there's no need for guests / visitors to go upstairs to the bathroom. There is also a good size cupboard under the stairs for storage.

Come the end of a day, when it's time to unwind and recharge your batteries, the 4 DOUBLE bedrooms are made for cosying up. The main bedroom has built-in wardrobes and an en-suite shower room. There is neutral carpet in all four - no cold feet getting out of bed on a winters morning. You'll also love the modern bathroom with a shower over the bath - perfect for a quick shower in the morning or a relaxing soak in the evening.



But that's not all - outside, you'll find a landscaped garden. Enjoy the vibrant beauty of a pristine lawn without the hassle of watering or mowing, adding a touch of nature to your surroundings with effortless elegance. A large patio area ensures you and your guests can catch the sun at different times of the day - a perfect space for hosting summer barbecues or just enjoying a glass of wine on a warm evening.

Own a car? You'll appreciate the off-road parking to the front for three cars, and the ample on street parking for guests and visitors too. A shed provides ample storage space for tools, bikes, garden, and sports equipment.

Baldock mainline station is just a few hundred yards down the road and you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) serves the town well and takes you North and South.

For families with children, this property is located within the catchment area for good primary schools and Knights Templar Senior school.

Don't just dream about the perfect family home—come see it for yourself and start living the life you've imagined.

| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - B

Two years remaining on the NHBC warranty

| GROUND FLOOR

Living Room: Approx 18' 2" x 12' 3" (5.54m x 3.73m)

Kitchen: Approx 18' 2" x 11' 7" (5.54m x 3.53m)

Utility Room: Approx 6' 8" x 5' 9" (2.03m x 1.75m)

Downstairs Cloakroom: Approx 5' 9" x 2' 9" (1.75m x 0.84m)

| FIRST FLOOR

Bedroom One: Approx 11' 5" x 9' 2" (3.48m x 2.79m)

En-suite: Approx 8' 6" x 3' 2" (2.59m x 0.97m)

Bedroom Two: Approx 12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom Three: Approx 9' 1" x 8' 8" (2.77m x 2.64m)

Bedroom Four: Approx 10' 4" x 6' 4" (3.15m x 1.93m)

Bathroom: Approx 8' 9" x 4' 9" (2.67m x 1.45m)

| OUTSIDE

Driveway providing off road parking for three cars

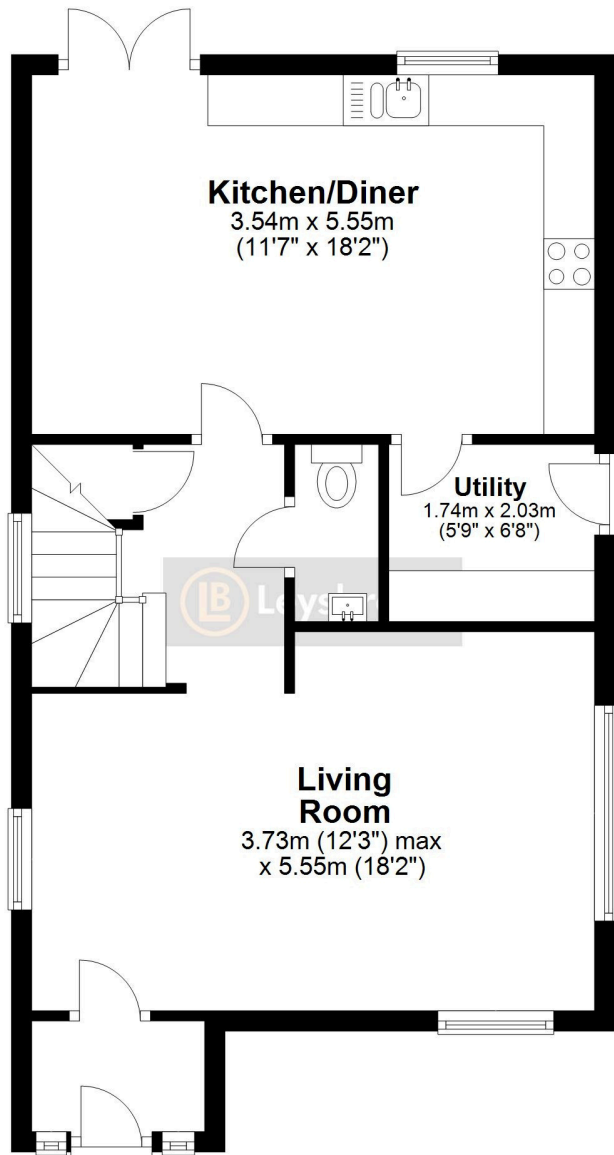
Low maintenance wrap around garden with patio area and gated access to the front





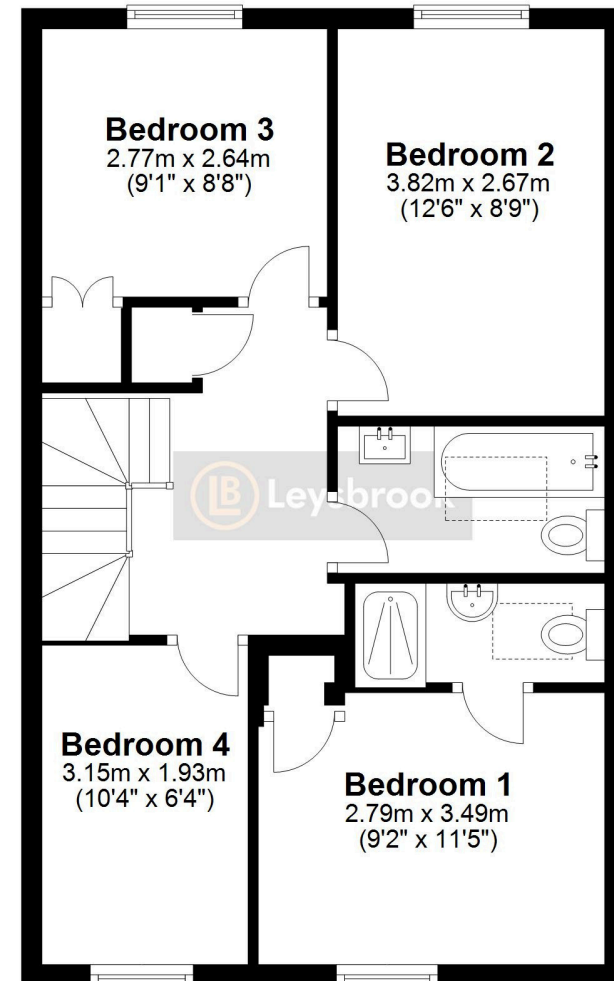
Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.3 sq. feet)



Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |