



# Weston Way

Baldock,

Hertfordshire, SG7 6EY

Freehold - OIEO **£350,000**

country  
properties



We're pleased to present this fantastic semi-detached family home, ideally located just a short walk from Baldock High Street and local schools — offering a great opportunity to add value and personalise to your taste.

Step into a spacious entrance hallway featuring ample storage and access to the kitchen which has a window overlooking the front garden, and staircase to the first floor. The ground floor also boasts a generous lounge with views over the rear garden, and a separate dining room with a glazed single door opening directly onto the outdoor space — perfect for entertaining or family meals. You also have the convenience of a downstairs cloakroom and WC.

Upstairs, the property offers two generously sized bedrooms, a third single bedroom ideal for a nursery or home office, and a well-appointed family bathroom.

The rear garden is secure and private, with convenient side access. A substantial outbuilding provides excellent potential as a home office, gym, or creative studio.

Offered chain free, this home is a must-see to fully appreciate the space and potential it has to offer.

- Chain Free
- Semi-Detached family home
- Sought after location
- Close to High Street and local schools
- Ideal opportunity to put your own stamp on
- Downstairs WC
- Generous accommodation throughout
- Storage aplenty
- Large outbuilding to the rear
- Council Tax Band C / EPC rating TBC

## Ground Floor

### Entrance Hallway

Double glazed door and window to front aspect, radiator, stairs rising to first floor and floor to ceiling triple storage cupboards. Door to:-

### Kitchen

8' 1" x 8' 10" (2.46m x 2.69m) A range of matching wall and base units of cupboards and drawers with work surface over and tiled splash backs, breakfast bar, inset single drainer sink with tap over, space for gas cooker and under counter fridge, window to front aspect, storage cupboard under the stairs, open entrance to side access with door leading to WC. Open entrance to storage area currently housing freestanding fridge/freezer. Further open entrance into:-





## Dining Room

11' 2" x 10' 8" (3.40m x 3.25m) Window and uPVC double glazed single door to rear garden, built in storage unit, radiator and bi-fold doors leading to:-

## Lounge

10' 11" x 13' 8" (3.33m x 4.17m) Window to rear aspect and gas fire.

## First Floor

### Landing

Window to side aspect, storage cupboard, loft hatch and doors to:-

### Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m) Window to rear aspect, radiator and two built in storage cupboards.

### Bedroom Two

9' 3" x 11' 8" (2.82m x 3.56m) Dual aspect windows - one to the rear aspect and one to the side aspect, built in storage cupboard and radiator.

### Bedroom Three

7' 4" x 8' 11" (2.24m x 2.72m) Window to front aspect, built in storage cupboard and radiator.

### Shower Room

5' 4" x 8' 0" (1.63m x 2.44m) Low level WC, pedestal wash hand basin, tiled double width shower cubicle with glass screen and electric shower, radiator and window to side aspect.

## External

### Front garden

A pathway leads to the front door, sheltered by a storm porch. To the front, there is a gravelled area which is bordered by an established hedge, offering privacy. The property also benefits from a convenient side access to the rear garden.

### Rear garden

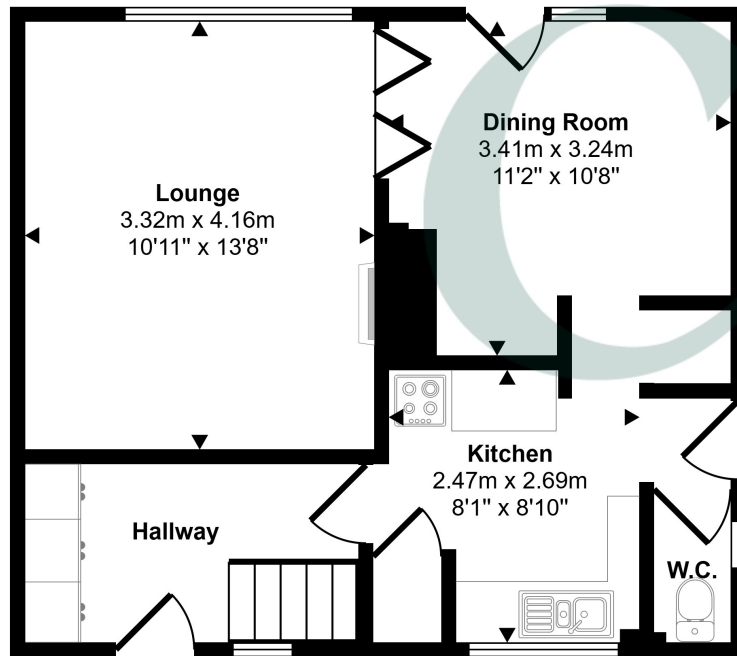
The property boasts a patio area bordered by a dwarf brick wall, which encloses raised planters—ideal for low-maintenance gardening. Mature trees provide natural shade and privacy. A large, fully powered outbuilding offers excellent potential for use as a home office, studio, or workshop. Additionally, there is a small, lawned area.

### Baldock

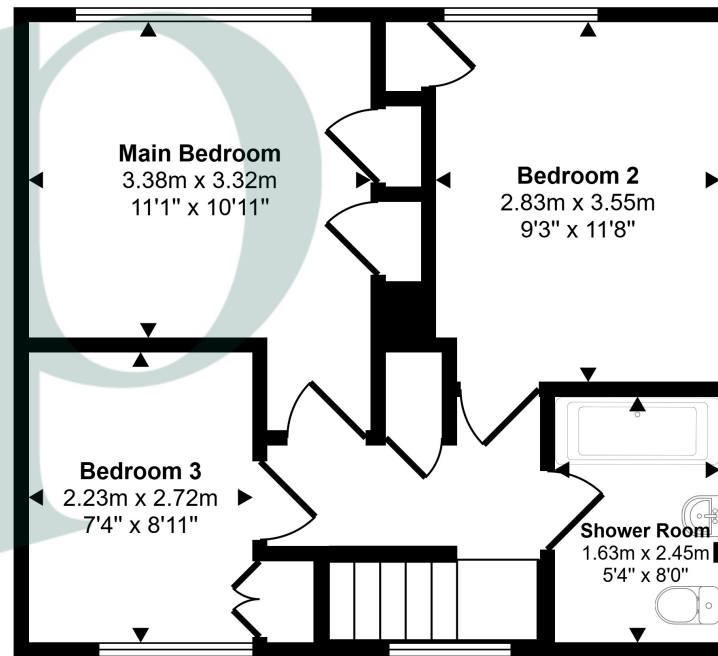
Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.



Approx Gross Internal Area  
84 sq m / 909 sq ft



Ground Floor  
Approx 42 sq m / 454 sq ft



First Floor  
Approx 42 sq m / 455 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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