



Hillcrest
Baldock,
Hertfordshire, SG7 6NF
Freehold - OIEO £400,000

country
properties

Set within a quiet cul-de-sac, this well-presented three-bedroom semi-detached family home is offered to the market on a chain-free basis and represents an excellent opportunity for first-time buyers, families, or investors alike. The property enjoys a peaceful setting while offering well-balanced accommodation, along with the added benefit of a garage.

The ground floor begins with an entrance hall providing access to the lounge, kitchen, and a convenient downstairs shower room. The lounge is a generous and welcoming space with a flexible layout that comfortably accommodates both living and dining areas. It features a window to the front aspect and sliding doors opening into the conservatory at the rear, allowing plenty of natural light to flow through and making it ideal for relaxing or entertaining. To the rear, the modern kitchen offers a good range of wall and base units with ample work surfaces, a stainless steel sink and drainer, and integrated appliances including a washing machine, dishwasher, oven, and hob. Double-glazed windows to the rear aspect and doors opening directly onto the rear garden and garage, creating a practical and sociable layout for everyday living. The downstairs shower room adds further flexibility and convenience, comprising a walk-in shower, WC, hand wash basin, and fitted storage cabinets.

Upstairs, the landing provides access to all rooms and the loft. The principal bedroom is a well-proportioned double with a window to the front aspect and built-in wardrobes. The second bedroom enjoys a rear aspect overlooking the garden and also benefits from built-in wardrobes. The third bedroom, with a front-facing window, is ideal as a child's bedroom, guest room, or home office. The family bathroom is fitted with a three-piece suite comprising a corner bath, pedestal wash hand basin, and WC, with a frosted rear window providing privacy.

Externally, the property enjoys a pleasant rear garden, mainly laid to lawn, with a paved patio area surrounding the conservatory perfect for outdoor dining and relaxation. The garage provides valuable additional storage or parking, while the driveway to the front of the garage offers off-road parking for up to two vehicles.

Well located in a quiet residential area and offered with no onward chain, this attractive home is ready to move into, while also offering scope for modernisation. Early viewing is highly recommended to avoid disappointment.

Location

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.

- Cul-de-Sac location - Close to centre of Baldock
- Offered Chain Free
- 3 Bedroom - 2 Bathroom - Semi detached
- Ideal for first time buyers, family's or investment.
- Garage and Driveway
- Council tax Band D - EPC Rating C









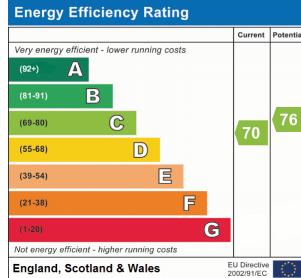
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1157 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

Country Properties | 39, High Street | SG7 6BG
 T: 01462 895061 | E: baldock@country-properties.co.uk
www.country-properties.co.uk

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