



3, The Twitchell

Baldock,
Hertfordshire, SG7 6DN
Freehold OIEO £350,000

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This beautifully modernised semi-detached home is extremely well presented throughout by the current owner. The property comprises; entrance hallway, fully fitted modern kitchen/diner/lounge with bi-folding doors from the dining area onto the patio of the rear garden, an ideal space for alfresco dining and entertaining and utility room with access to the garden. To the first floor accommodation are two excellent size double bedrooms and a modern fitted family bathroom. Externally the property benefits from fully enclosed private front and rear gardens, surrounded by nature and greenery. To the rear of the property there is one parking space in front of the garage. Viewings are highly recommended!

- Beautifully Modernised Semi-Detached House
- 2 Large Double Bedrooms
- Modern fitted Family Bathroom
- Open-Plan Kitchen/Diner/Lounge with bi-folding doors onto the rear garden
- Fully enclosed private Front & Rear Gardens
- Off Road Parking and Garage
- New double glazing throughout
- Town Centre Location
- Council Tax band C
- EPC Rating C

Accommodation

Entrance Hallway

Composite obscure glazed front door, large obscure glazed window to the side, smoke detector, plenty of double sockets, stairs rising to the first floor, built in under stairs storage cupboard housing the consumer unit, gas supply and shelving, radiator, doors to:

Kitchen/Diner

16' 7" x 9' 10" (5.05m x 3.00m)
Wooden flooring, matching wall and base units with drawers with a stone roll edge work top, tiled splash back, space for a tall free standing fridge/freezer, space and plumbing for a dishwasher, John Lewis oven, Bosch induction hob with cooker hood above, sink 1 1/2 with drainer unit, plenty of double sockets, radiator, bi-fold doors onto the rear garden, uPVC double glazed window to the rear aspect, double glazed door into the utility room.

Lounge

13' 7" x 10' 6" (4.14m x 3.20m)
TV point, plenty of double sockets, radiator, large uPVC double glazed window to the front aspect.

Utility Room

5' 2" x 4' 11" (1.57m x 1.50m)
Matching wall and base units with a roll edge work top, wall lighting, double glazed uPVC window to the rear and side aspect, space and plumbing for a washing machine, double glazed wooden door leading out onto the patio, single glazed skylight.



First Floor

Landing

Access to all first floor accommodation, double sockets, smoke detector, airing cupboard housing the combination boiler, loft hatch.

Master Bedroom

16' 7" max x 10' 5" (5.05m x 3.17m)

Two uPVC double glazed windows to the front aspect, plenty of double sockets, two radiators, large built in cupboard with hanging rails and shelving.

Bedroom Two

13' 1" x 10' 2" (3.99m x 3.10m)

uPVC double glazed window to the rear aspect, radiator, plenty of double sockets.

Family Bathroom

Large towel rail, wash band basin with vanity unit and storage below, partially tiled, obscure double glazed uPVC window to the rear aspect, low level flush WC, p-shaped bath with mixer taps and rain shower above, extractor fan.

External

Front

Fully enclosed front garden with gated access and pathway leading to the front door, bordered by mature shrubs, flowers and plants, small pond, mainly laid to gravel, private seating area.

Garden

Landscaped rear garden which is mainly laid to lawn and bordered by raised flower beds with shrubs and trees with a patio area ideal for entertaining, further raised flower beds, apple tree, pathway leading up to a brick built shed and access to the garage.

Shed

9' 10" x 5' 5" (3.00m x 1.65m)

Single glazed wooden window to the side aspect, power and lighting, consumer box, plenty of shelving, door to the side.

Garage

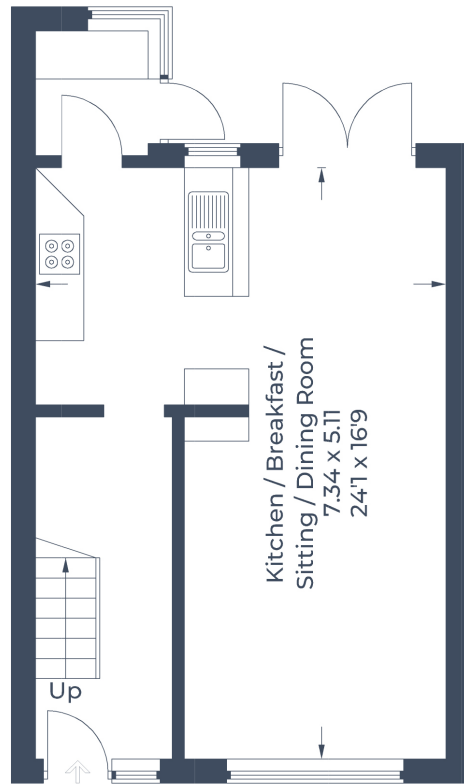
16' 2" x 8' 2" (4.93m x 2.49m)

Up and over door, power.

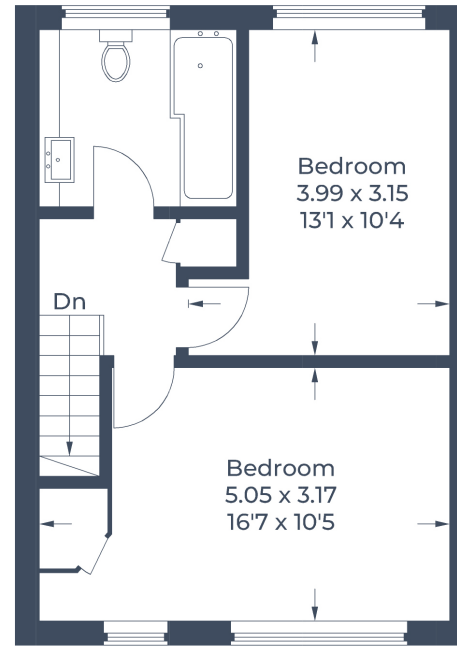




Approximate Gross Internal Area
 Ground Floor = 40.4 sq m / 435 sq ft
 First Floor = 37.5 sq m / 404 sq ft
 Total = 77.9 sq m / 839 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(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	

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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