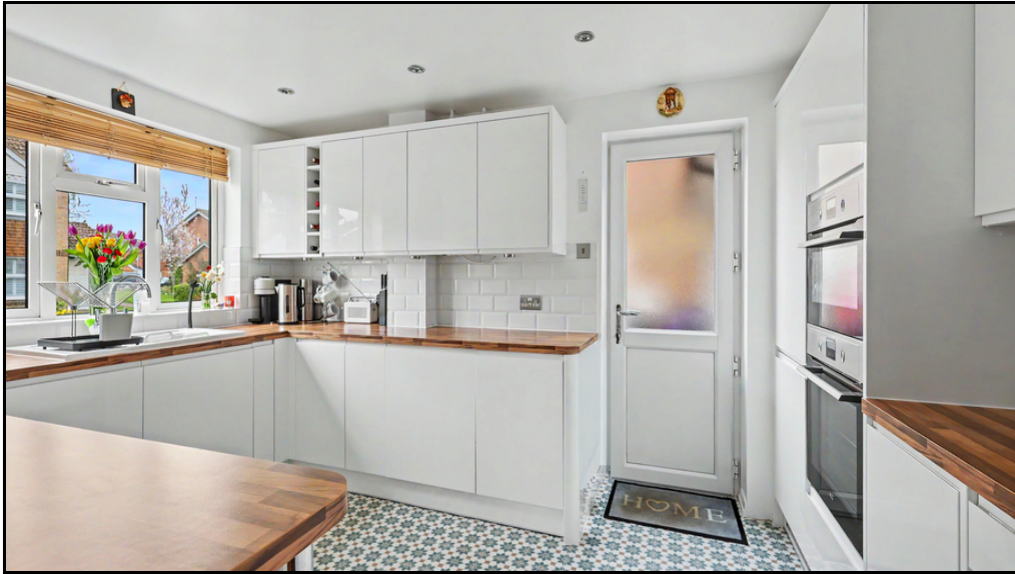




33 Rye Gardens, Baldock, Hertfordshire. SG7 6TB

Satchells



3 Bedroom Detached House

£575,000

Welcome to your dream home in the heart of Rye Gardens, Baldock. This stunning three-double-bedroom detached property has been thoughtfully extended and meticulously maintained, arriving on the market in excellent condition throughout.

The heart of the home is a stylish, high-specification kitchen, which was fully replaced within the last year and designed for both functionality and modern aesthetics. Perfectly suited for families, the property is within easy reach of the highly-regarded Knights Templar School and just a short distance from Baldock Main Line Station, offering fast and frequent links to London and Cambridge.

Complete with a private garage and ample off-street parking, this turnkey home offers the perfect blend of contemporary style and everyday convenience in a quiet, sought-after cul de sac.



- Three double bedrooms
- New kitchen
- Detached
- Garage
- Clothall development
- Stunning condition
- Ideal family home
- EPC rating C. Council tax band E

Ground Floor

Kitchen:

Abt. 14' 0" x 10' 3" (4.27m x 3.12m) Range of fitted wall and base units with wooden work tops, sink and drainer unit, plumbed washing machine and dishwasher, breakfast bar, double glazed window to front aspect luxury vinyl flooring.

Lounge:

Abt. 20' 0" x 11' 5" (6.10m x 3.48m) Double glazed window to rear aspect, sky light, radiator, fitted carpet.

Dining Room/Snug:

Abt. 20' 0" x 7' 5" (6.10m x 2.26m) French doors and sky light, radiator, fitted carpet.

Shower Room:

Low level WC, hand wash basin, walk-in shower cubicle, heated towel rail, double glazed window.

First Floor

Bedroom One:

Abt. 14' 0" x 10' 0" (4.27m x 3.05m) Double glazed window, radiator, range of fitted wardrobes and cupboards, fitted carpet.

Bedroom Two:

Abt. 11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window,

radiator, fitted carpet.

Bedroom Three:

Abt. 9' 5" x 11' 2" (2.87m x 3.40m) Double glazed window, radiator, fitted carpet.

Bathroom:

Double glazed window to front aspect, low level WC panelled bath with over head attachment.

Outside

Front Garden:

Off street parking, access to the garage.

Rear Garden:

Landscaped rear garden with two patio areas at either end of the garden, with a well-manicured lawn & flower bed borders.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be

required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: TBC

Electric: Mains

Drainage: Mains

Flood risk: No.Low

Mobile/Phone: Good - Further information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: E

Council tax payable: £2,950.42

For further material information please contact the office marketing this property.

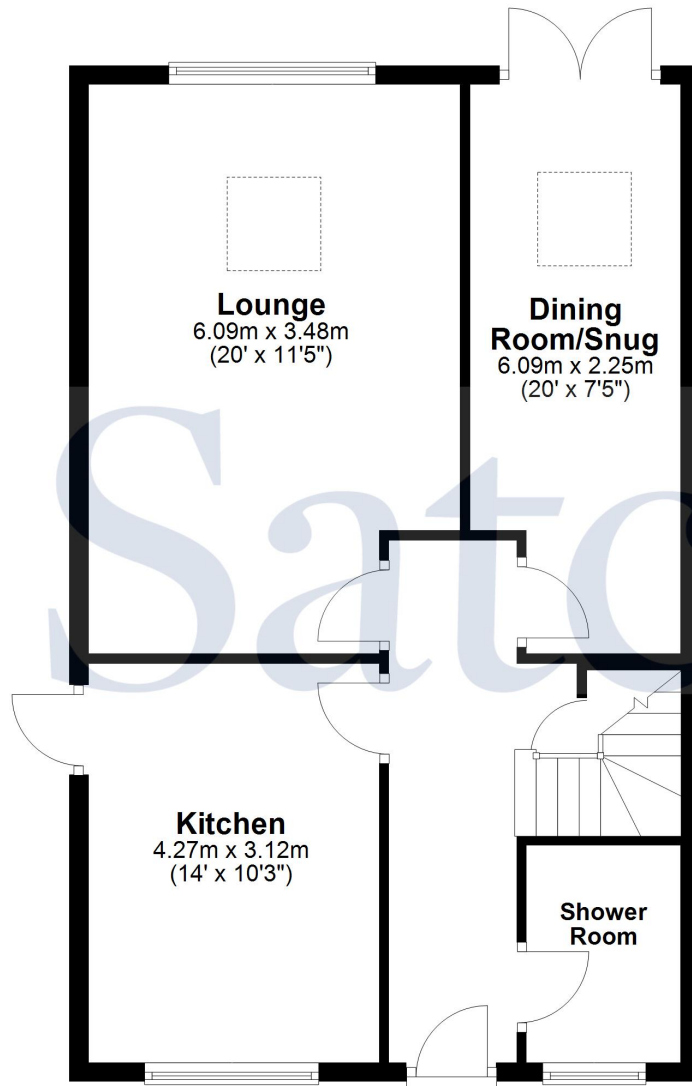




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Some content may have been created with the use of AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Satchells

Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.