



46 Wynn Close, Baldock, Hertfordshire. SG7 6QS





3 Bedroom Semi-Detached House

£425,000

A lovely condition, three bedroom semi-detached property set in this popular cul-de-sac location with the added benefit of off street parking and a garage. The property has a great size lounge and modern kitchen with double doors leading out to the garden. Upstairs there are three good size bedrooms and a family bathroom. The property also offers a good size garden and access to the garage.



- Semi-detached
- Garage
- Popular location
- Great condition
- Three bedrooms
- Large garden
- Viewings recommended
- EPC rating D. Council tax band D

Ground Floor:**Entrance:**

Via double glazed front door.

Lounge:

Abt. 18' 0" x 14' 0" (5.49m x 4.27m) Double glazed windows to front aspect. Patio door to garden. Two radiators. Laminate flooring.

Kitchen:

Abt. 10' 0" x 6' 5" (3.05m x 1.96m) Double glazed window to rear aspect. Range of fitted wall and base units with stainless steel sink and drainer, oven and hob with extractor fan over. Plumbing for washing machine.

First Floor:**Bedroom One:**

Abt. 14' 0" x 10' 0" (4.27m x 3.05m) Double glazed window to front aspect. Fitted carpet. Radiator. Built-in storage cupboard.

Bedroom Two:

Abt. 10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to rear aspect. Radiator. Fitted carpets.

Bedroom Three:

Abt. 10' 0" x 5' 0" (3.05m x 1.52m) Double glazed window to rear aspect. Radiator. Fitted carpets.

Bathroom:

Double glazed frosted window to rear aspect. Newer style suite comprising panelled bath, pedestal wash hand basin and low level WC. Heated towel rail.

Outside:**Front Garden:**

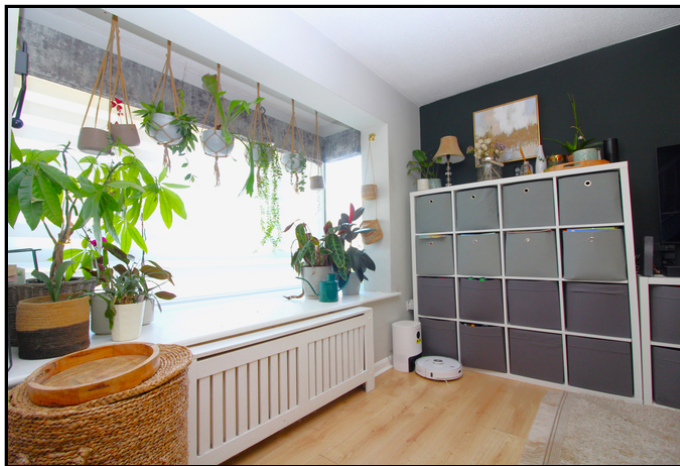
Off street parking for one vehicle and access to garage.

Rear Garden:

Great size garden, mainly laid to lawn with paved patio area.

Additional Information:**Agents Note:**

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



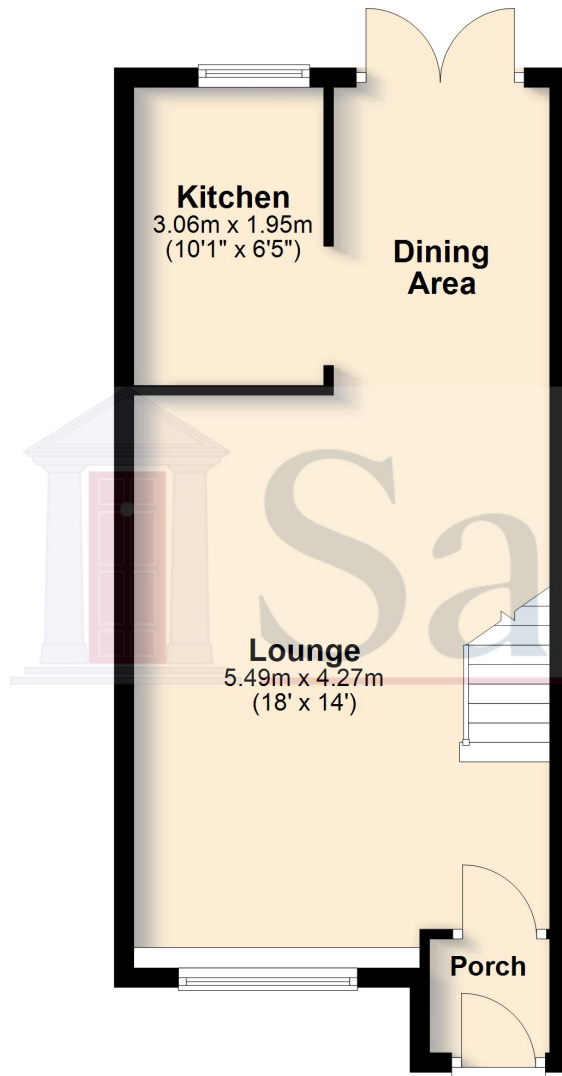


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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, 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. 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.



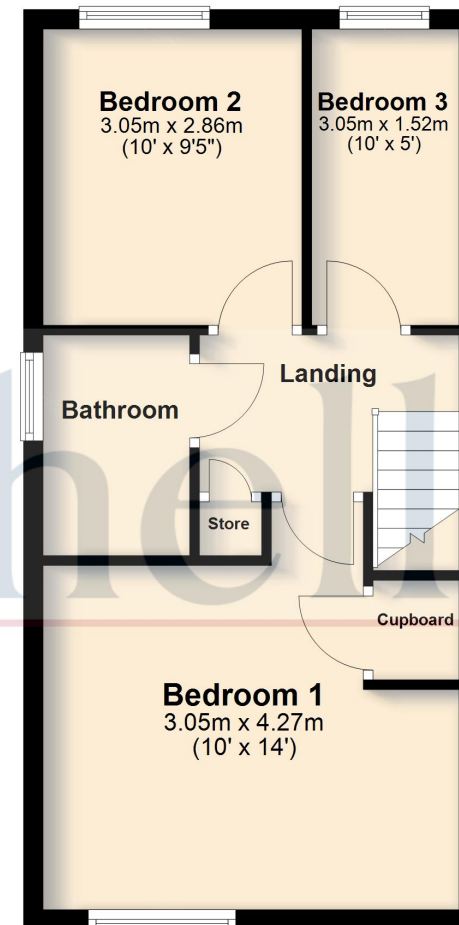
Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.