



32 Church Street, Baldock, Hertfordshire. SG7 5AF





4 Bedroom Semi-Detached House

£700,000 Freehold

Set in the Heart of the historic market town of Baldock, a short walk to the bustling High Street with its many cafe's, shops, restaurants and bars is this charming period property with a wealth of original features.

The property boasts a large lounge, music room, day room, kitchen and a large home office on the ground floor. The upstairs accommodation set across two floors, on the first floor are two double bedrooms and a family bathroom, on the second floor are two further bedrooms and a shower room.

Outside is a beautifully maintained courtyard style garden. This idyllic sun trap with raised flower bed borders and easy to maintain patio area is a perfect place to sit and enjoy a warm summer evening.

- Four Bedrooms
- Period Property
- Town Centre location
- four reception rooms
- Cellar
- Two Bathrooms
- EPC exempt. Council tax band F

Ground Floor:**Entrance:**

Entrance via original style front door, leading too:

Hallway:

Doors to all rooms, stairs to first floor and basement.

Lounge:

Abt: 11' 2" x 16' 4" (3.40m x 4.98m) Sash window to front aspect, Radiator, carpet as fitted.

Music Room:

Abt: 7' 7" x 11' 9" (2.31m x 3.58m) Sash window to front aspect, carpet as fitted.

Kitchen:

Abt: 9' 6" x 13' 1" (2.90m x 3.99m) Range of fitted wall and base units with roll top work surfaces, sink and drainer unit, plumbing for washing machine and dishwasher, sash window to side aspect, tiled floor.

Morning Room:

Abt: 10' 0" x 15' 0" (3.05m x 4.57m) Two sash windows to side aspect and door to garden, radiator, tiled floor, stairs to home office.

Home Office:

Abt: 9' 9" x 11' 1" (2.97m x 3.38m) Sash window to front aspect, radiator, carpet as fitted.

Cellar:

Abt: 13' 5" x 7' 5" (4.09m x 2.26m) A large dry room perfect for storage.

First Floor:**Landing:**

Sash window to rear aspect, fitted carpet, doors and stairs too:

Bedroom One:

Abt: 10' 6" x 14' 7" (3.20m x 4.45m) Sash window to front aspect, radiator, carpet as fitted.

Bedroom Two:

Abt: 8' 2" x 10' 0" (2.49m x 3.05m) Sash window to front aspect, radiator, carpet as fitted.

Family Bathroom:

Low level WC, hand wash basin, panelled bath, tiled walls.

Second Floor:**Landing:**

Carpet as fitted, doors to:

Bedroom Three:

Abt: 10' 0" x 10' 9" (3.05m x 3.28m) Sash window to front aspect, radiator, carpet as fitted.

Bedroom Four:

Abt: 8' 0" x 10' 0" (2.44m x 3.05m) Sash window to front aspect, radiator, carpet as fitted.

Shower Room:

Low level WC, hand wash basin walk in shower cubicle.

Outside:**Garden:**

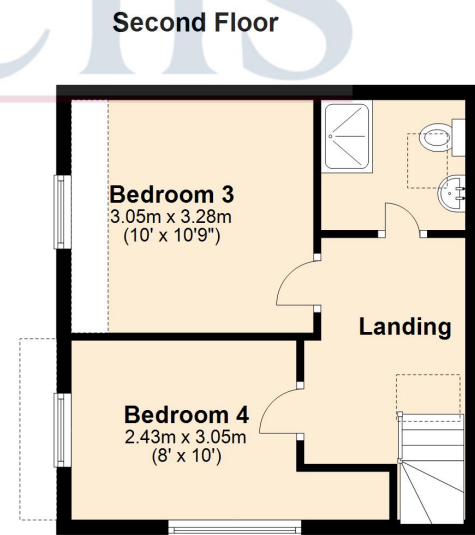
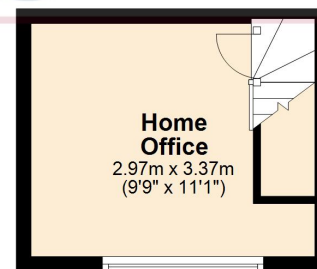
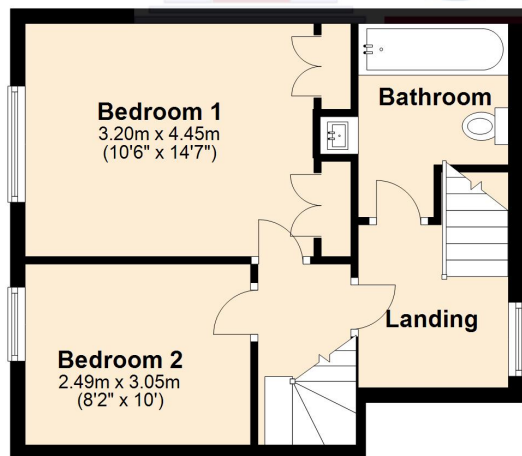
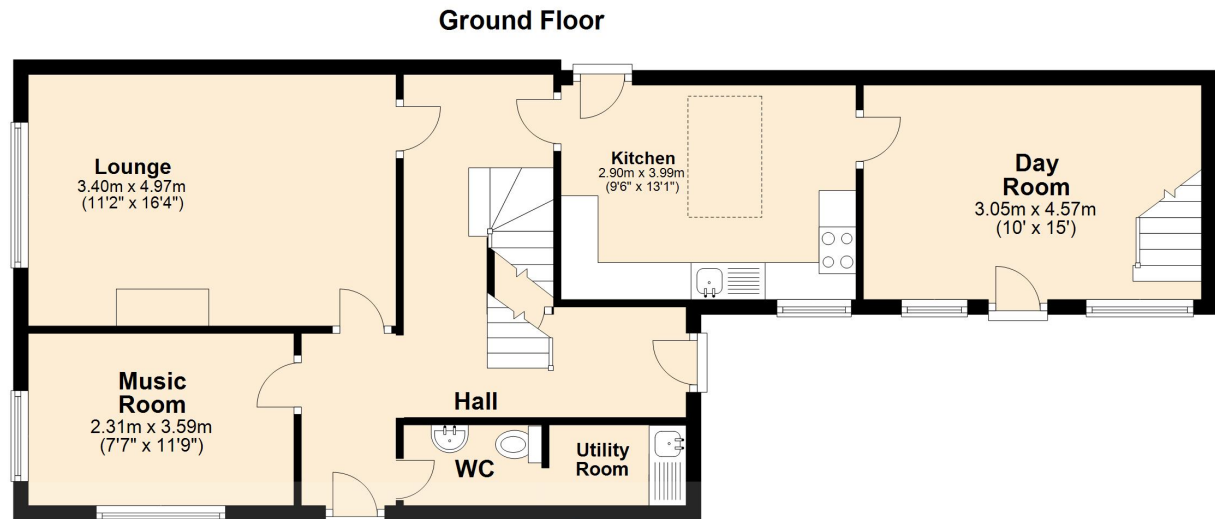
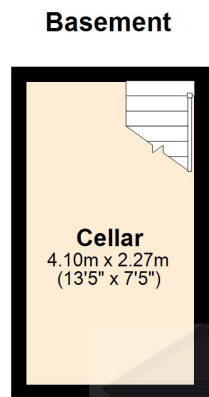
Courtyard style garden with a block paving area and raised flower bed borders.





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For illustrative 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.