



# Park Drive

Baldock,  
Hertfordshire, SG7 6EQ  
Freehold - OIEO £400,000

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This well-presented three-bedroom end-of-terrace home is ideally located on Park Drive, right in the heart of Baldock, and benefits from beautifully landscaped wrap-around front and rear gardens along with private parking to the rear. Light, airy, and spacious throughout, this centrally located property offers an excellent blend of character, practicality, and convenience, all within walking distance of local amenities.

The accommodation begins with a welcoming entrance hall providing access to the first floor and leading through to the main living areas. The lounge is bright and comfortable, featuring a front-facing window and an electric feature fire, making it an ideal space to relax. To the rear, the kitchen is well laid out with a range of wall and base units, ample work surface space, an inset sink, integrated dishwasher, integrated cooker, and a breakfast bar creating a sociable and functional hub of the home. The door to the rear leads to a conservatory providing another versatile space ideal as a dining room for entertaining.

From the kitchen, there is access to a useful utility room with space for a washing machine and tumble dryer.

A ground-floor cloakroom adds further convenience and includes a WC, wash hand basin, radiator, and under-stairs storage.

Upstairs, the landing is naturally lit via a side window and provides access to the loft. The principal bedroom is a good-sized double with built-in wardrobes and a front aspect. The second bedroom overlooks the rear garden, while the third bedroom, also front-facing, is ideal as a child's room, guest bedroom, or home office. The family bathroom is fitted with a corner bath with shower over, WC, wash hand basin, and a useful storage cupboard housing the boiler.

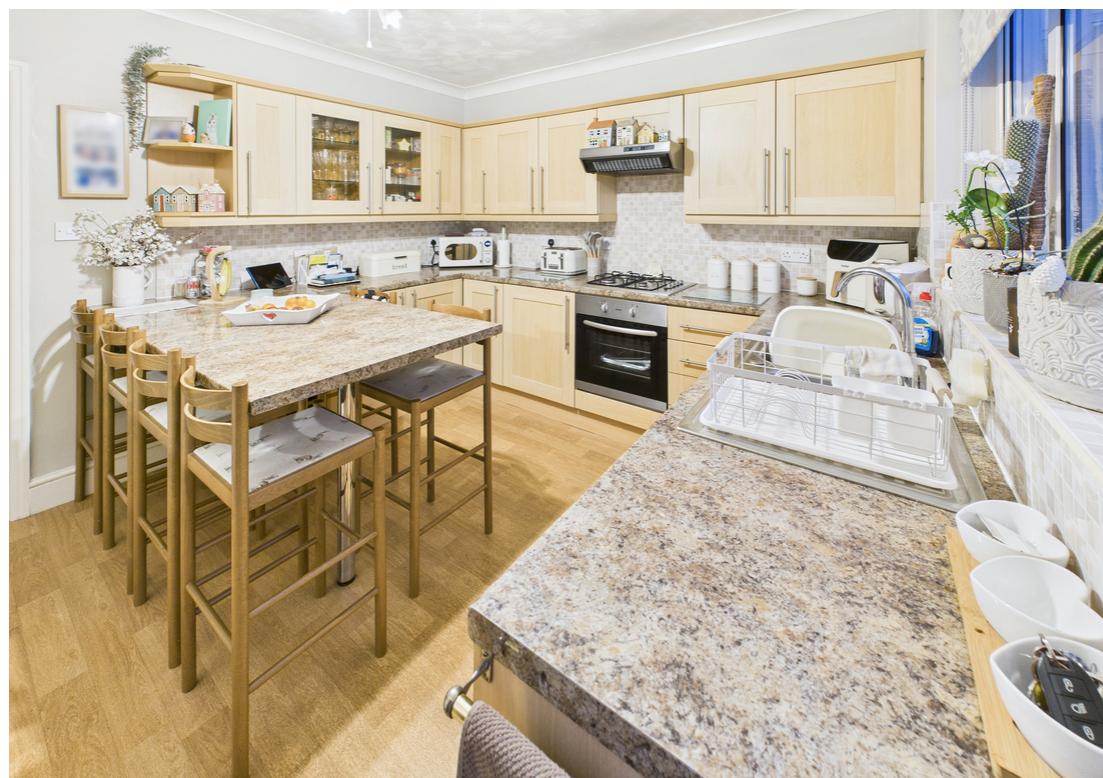
Externally, the property truly stands out. The beautifully enclosed front and rear garden is thoughtfully landscaped with mature shrubs, trees, and well-stocked beds and borders, along with a timber storage shed and a pleasant seating area. The rear garden enjoys a south-westerly aspect and features a patio area for entertaining with a timber summerhouse and gated access to the two carports at the rear,

#### Location

Baldock is a historic and highly regarded market town in Hertfordshire, offering a mainline railway station with direct links to London and Cambridge. The town centre provides a wide range of amenities including shops, cafés, restaurants, and public houses, while excellent road links via the A1, A505, and A10 make it a popular choice for commuters. The property is also within easy walking distance of the well-regarded Knights Templar Secondary School, further enhancing its appeal. An internal viewing is highly recommended to fully appreciate the space, presentation, and superb location this home has to offer.

- Well presented throughout
- Downstairs WC & utility room
- Three bedroom end of terrace family home
- Beautiful gardens with conservatory and summerhouse
- Walking distance to all local amenities
- Council Tax Band C – EPC Band D

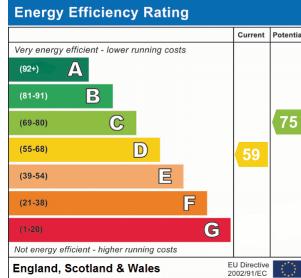








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Approximate total area<sup>(1)</sup>  
820 ft<sup>2</sup>



(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

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