



2b Clothall Road, Baldock, Hertfordshire. SG7 6PB





4 Bedroom Detached House £850,000 Freehold

Set in the heart of Baldock is this impressive four bedroom detached family home. The property is within strolling distance of the bustling high street offering easy access to all local shops and amenities, and is only 45 minutes from London Kings Cross on the over ground. The property itself has a stunning open plan kitchen/family room, a lounge and a separate living room, whilst upstairs are four bedrooms, with an en-suite to the master bedroom and a further family bathroom. Outside is a large rear garden and to the front is ample off street parking



- Four bedrooms
- Two receptions
- Large open plan kitchen
- Ample off street parking
- Detached
- En-suite
- Good size garden
- Awaiting EPC. Council tax band F

Ground Floor:

Entrance Hall:

Entrance via double glazed front door, leading to hallway. Doors to all rooms. Stairs to first floor.

Lounge:

Abt. 16' 8" x 12' 8" (5.08m x 3.86m) Two double glazed windows to front aspect. Radiator. Feature fireplace and brick surround. Fitted carpet. Feature beams and pillars.

Dining Room:

Abt. 18' 9" x 9' 0" (5.71m x 2.74m) Double glazed window to front aspect. Radiator. Luxury vinyl tiled flooring.

Kitchen:

Abt. 22' 7" x 19' 2" (6.88m x 5.84m) Range of fitted wall and base units with wooden roll top work surfaces. Centre island with sink and drainer unit. oven, hob and extractor fan. Plumbing for washing machine and dishwasher. Tiled flooring. Double windows and doors to garden. Sky lights.

Cloakroom:

Suite comprising low level WC and hand wash basin. Double glazed window to side aspect.

First Floor:

Landing:

Doors to all rooms. Fitted carpet.

Bedroom One:

Abt. 12' 4" x 11' 5" (3.76m x 3.48m) Double glazed window to front aspect. Radiator. Fitted carpet. Door to en-suite.

En-Suite:

Suite comprising low level WC, vanity wash hand basin and walk-in shower cubicle with power shower. Tiled floor. Double glazed window to front aspect.

Bedroom Two:

Abt. 10' 8" x 9' 10" (3.25m x 3.00m) Double glazed window to rear aspect. Radiator. Fitted carpet.

Bedroom Three:

Abt. 12' 1" x 9' 0" (3.68m x 2.74m) Double glazed window to rear aspect. Radiator. Fitted carpet.

Bedroom Four/Dressing Room:

Abt. 9' 4" x 8' 3" (2.84m x 2.51m) Velux window to side aspect. Radiator. Hard wood flooring.

Family Bathroom:

Suite comprising tiled bath with overhead shower, low level WC and pedestal wash hand basin. Double glazed window to side aspect. Tiled walls and floor.

Outside:**Front Garden:**

Large driveway with parking for multiple cars.

Rear Garden:

Well proportioned rear garden mainly laid to lawn. Raised decking area and timber built shed.

Additional Information:**Agents Note:**

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



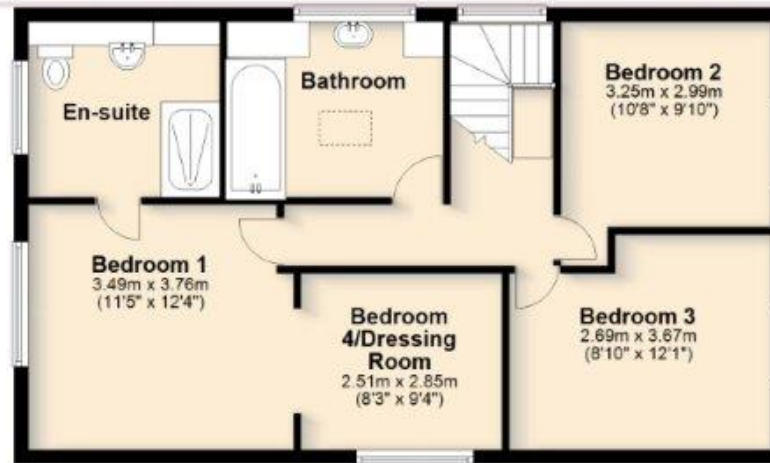


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Ground Floor



First Floor



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.