



8, Rivett Close

Baldock,

Hertfordshire, SG7 6TW

Freehold, Guide Price £520,000

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A very well presented, light and airy 3 bedroom detached family home on the ever popular Clothall Common development! This fantastic property located in Rivett Close, Baldock has been very well maintained by the current owners, offers spacious accommodation as is and excellent scope for further extension/value adding. Externally the property offers an attractive front garden with driveway leading to the single garage and a south facing rear garden with an open outlook to the rear beyond this. A wonderful family home that must be viewed in person to be fully appreciated.

- 3 Bedrooms
- 2 Doubles with En-Suite to Master
- Lounge and Separate Dining Room
- Attractive South Facing Rear Garden
- Popular Residential Location
- Off Road Parking and Garage
- Council Tax Band E
- EPC Rating: D

Accommodation

Entrance Hall

Radiator. Stairs to first floor. Doors to:

Cloakroom

Window to rear aspect. Radiator. Wash hand basin. WC.

Dining Room

8' 0" x 8' 9" (2.44m x 2.67m)
Radiator. Window to rear aspect.

Kitchen

8' 9" x 7' 11" (2.67m x 2.41m)
Window to front aspect. Range of wall mounted and base level units with work surface over. Inset sink with drainer. Space for washing machine and fridge freezer. Integral dishwasher. Oven and grill with induction hob over. Wall mounted boiler. External door to side.

Lounge

17' 0" x 10' 5" (5.18m x 3.17m)
Two radiators. Bay window to front aspect. Sliding door to rear garden. Modern electric feature fire.

First Floor

Landing

Window to rear aspect. Airing cupboard. Loft hatch. Doors to:



Bedroom One

11' 3" x 8' 10" (3.43m x 2.69m)

Radiator. Window to rear aspect.

Built in wardrobes. Door to:

En-Suite

Radiator. Window to front aspect.

WC. Wash hand basin. Shower cubicle.

Bedroom Two

10' 3" x 10' 7" (3.12m x 3.23m)

Radiator. Bay window to front aspect. Built in bedside drawers, cupboards and wardrobes.

Bedroom Three

7' 7" x 6' 5" (2.31m x 1.96m)

Radiator. Window to rear aspect.

Bathroom

Radiator. Window to front aspect.

Wash hand basin and vanity unit.

WC. Jacuzzi bath.

External

Front

Attractive front garden laid to lawn with mature beds and borders. Driveway to side providing off road parking for two cars leading to single garage and gated access at side to rear.

Rear

South facing rear garden measuring approximately 25ft x 50ft with large patio leading to lawn. Timber storage shed, pedestrian door to garage and gated access to front at the side.

Single Garage

17' 5" x 8' 2" (5.31m x 2.49m)

Up and over door. Light and power. Eaves storage. Pedestrian door at rear.

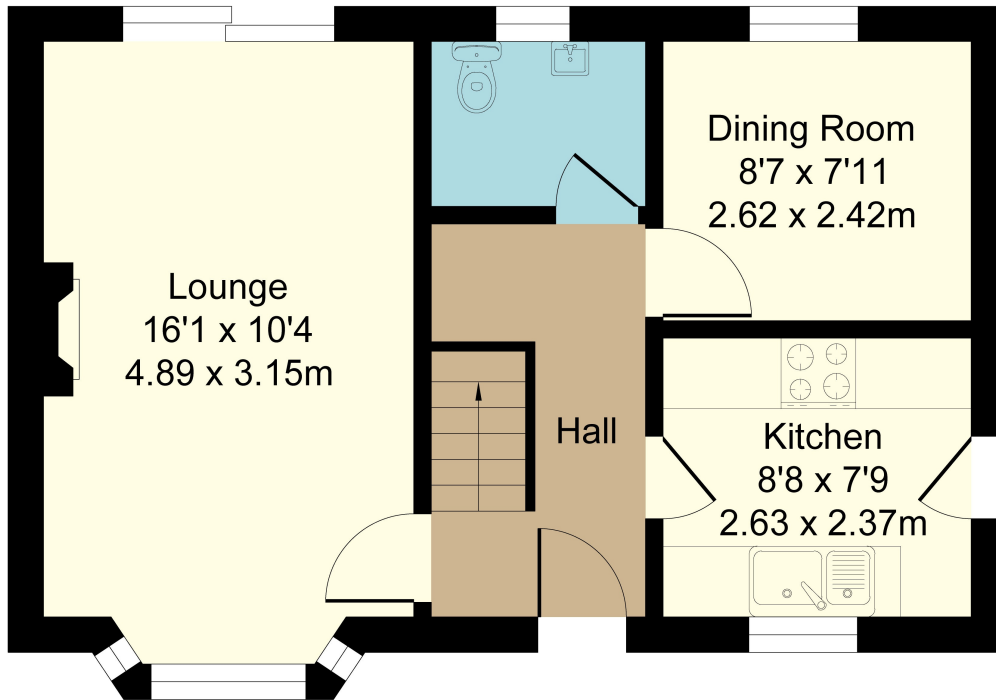




8 Rivett Close, Baldock

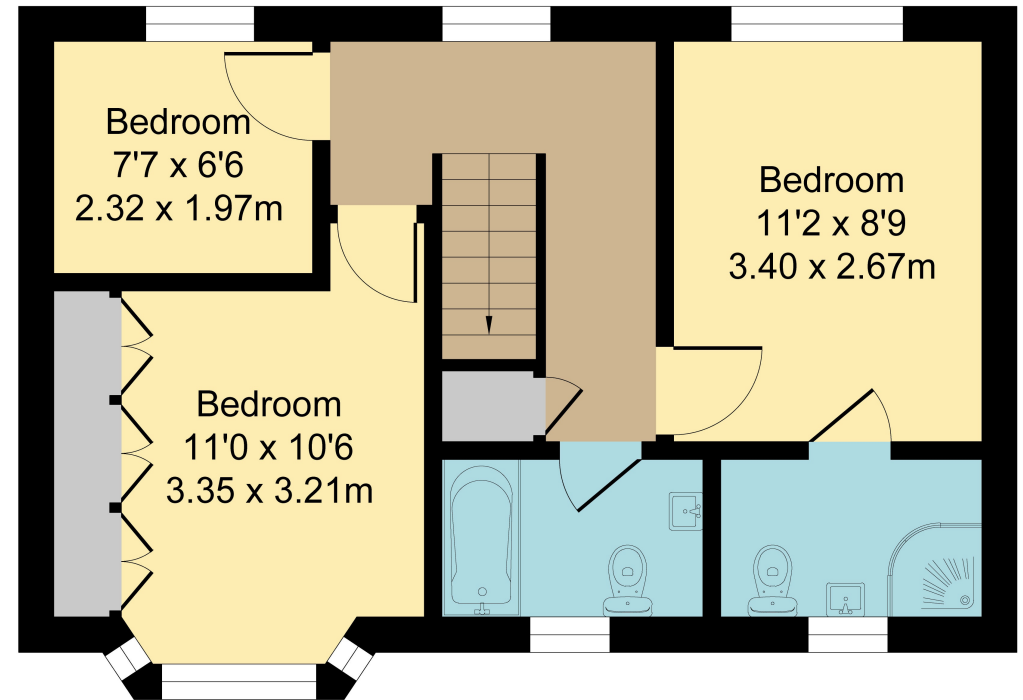
Ground Floor

Area: 39.1 m² ... 421 ft²



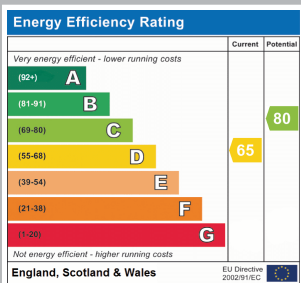
First Floor

Area: 38.1 m² ... 410 ft²



Total Area: 77.2 m² ... 831 ft²

All Measurements are approximate and for display purposes only



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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