



# 17, Jeve Close

Baldock,

Hertfordshire, SG7 6TP

Freehold, Guide Price £475,000

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properties

A beautifully presented and significantly extended 3 bedroom semi detached home located in Jeve Close on the ever popular Clothall Common development in Baldock. Having been extended on the ground floor to the rear to provide an additional very comfortable reception room, above the garage to provide 3 true double bedrooms and offering a light, airy and high specification feel throughout, this fantastic family home is ideal for a growing family!

- Extended on ground and first floor
- Beautifully presented
- 3 True double bedrooms
- En-suite to master
- Driveway and single garage
- Attractive rear garden with decked seating area, pond and private hot tub area
- Council Tax Band D
- EPC rating C

## Accommodation

### Entrance Porch

5' 7" x 5' 1" (1.70m x 1.55m)

Radiator, glazing to side, door to lounge, door to:

### Cloakroom

Radiator, window to the rear aspect, wash hand basin, WC.

### Lounge

14' 1" x 15' 8" (4.29m x 4.78m)

Radiator, window to the front aspect, stairs to the first floor, under stairs storage, opening to:

### Kitchen/Diner

20' 3" x 9' 5" (6.17m x 2.87m)

Radiator, window to the rear aspect, range of wall mounted and base level units with work surface over, inset sink with drainer and breakfast bar. Integral oven/grill with induction hob over, dishwasher, space for fridge/freezer, pantry recess housing washing machine with a window to the front aspect, internal door to garage, opening to:

### Family Room

12' 7" x 9' 1" (3.84m x 2.77m)

Radiator, window to the rear aspect, French doors to rear patio.



## First Floor

### Landing

Airing cupboard, doors to:

### Bedroom One

12' 4" x 10' 6" (3.76m x 3.20m)

Radiator, two windows to the front aspect, loft hatch, built in wardrobes, door to:

### En-suite

Shower cubicle, wash hand basin, WC.

### Bedroom Two

16' 2" x 7' 7" (4.93m x 2.31m)

Radiator, window to the rear aspect, loft hatch.

### Bedroom Three

11' 1" x 9' 2" (3.38m x 2.79m)

Radiator, window to the rear aspect.

### Bathroom

Window to the rear aspect, heated towel rail, WC, wash hand basin, Bath with shower over and screen.

## External

### Front

Small front garden laid to faux lawn, 1 car driveway leading to attached single garage.

### Rear

Patio with private hot tub area leading to Westerly facing garden laid to lawn measuring approx. 30ft in length, decked seating area at rear with pond, timber storage shed, pedestrian door to garage.

### Garage

16' 8" x 8' 1" (5.08m x 2.46m)

Light and power.

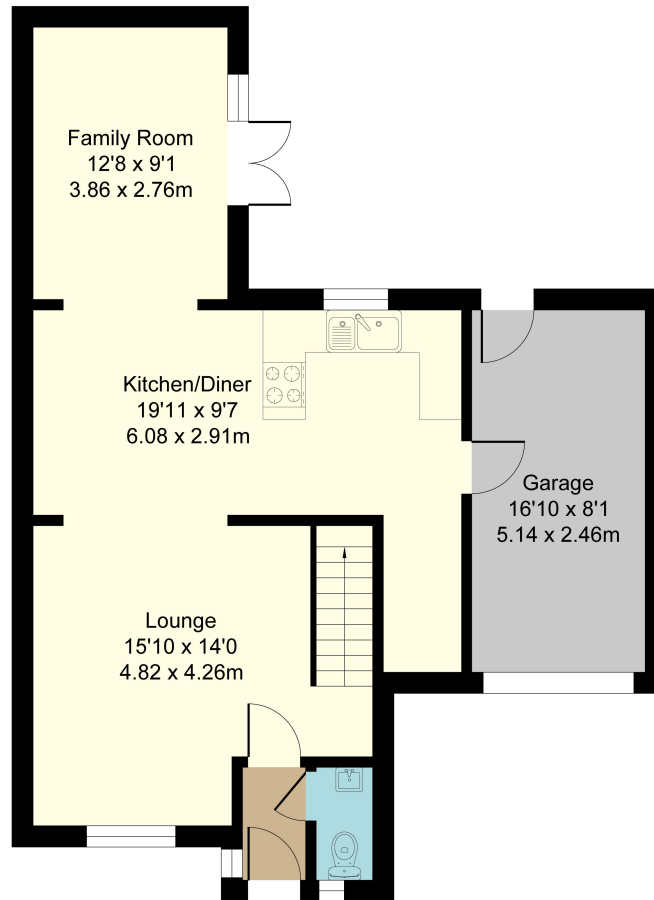




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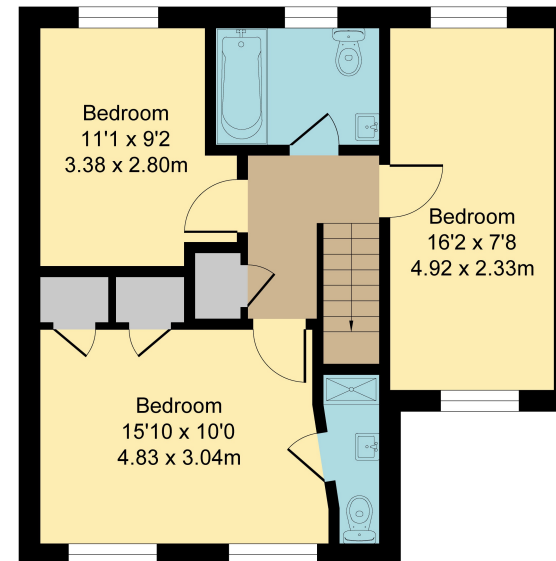
## Ground Floor

Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>



## First Floor

Area: 46.8 m<sup>2</sup> ... 504 ft<sup>2</sup>



Total Area: 98.1 m<sup>2</sup> ... 1056 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		72	85
England, Scotland & Wales		EU Directive 2002/91/EC	

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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