



St Marys Way

Baldock,
Hertfordshire, SG7 6JF
£425,000

country
properties

This well presented three-bedroom terraced family home with off-road parking, is situated within close proximity to Baldock town's amenities and schools.

Upon entry, the ground floor hallway leads to a spacious living room, eat-in kitchen with pantry, a study and a WC. Two sets of French doors in both the kitchen and study, lead the home's occupier out to the fenced garden which is partially laid to lawn, and additionally features a wooden patio area – ideal for entertaining and alfresco dining in the summer months. A storage shed is conveniently located at the back of the garden. On the first floor, there are three double bedrooms, and a family bathroom featuring an P-shaped bath, wash hand basin and WC. Additionally, there is the added benefit of a large store cupboard on the landing.

This charming family home is offered chain free and early viewing is advised.

- Chain Free
- Three bedroom family home
- Driveway
- Dine-in kitchen
- Separate study – ideal for those working from home
- Council Tax Band C / EPC rating TBC

Accommodation

Entrance Hallway

12'9" x 6'0" – Entrance door to front aspect, stairs rising to first floor, radiator, and access to:

Living Room

12'10" x 11'4" – Feature bay window to rear aspect overlooking the garden, radiator, central chimney breast with potential for fireplace or media wall, double doors opening onto the garden.

Kitchen

13'4" x 17'11" – Generous open-plan kitchen/dining area with a range of wall and base units, integrated oven with electric hob and extractor over, butler sink and drainer with mixer tap, tiled splashback, window to front aspect, ample space for dining furniture, and door to:



Study

5'6" x 16'1" – Versatile additional reception area with French doors opening onto the garden. Ideal for use as a dining room, playroom, or home office.

First Floor

Landing

8'3" x 3'0" – Window to front aspect, access to loft hatch, airing cupboard and doors to:

Bathroom

7'7" x 5'11" – P-shaped bath with mixer tap and overhead shower, pedestal wash hand basin, low level WC, tiling splashback areas, radiator, window to front aspect.

Master Bedroom

13'4" x 11'9" – Large double bedroom with window to rear aspect, space for wardrobes and bedroom furniture, radiator.

Bedroom Two

12'6" x 9'11" – Double bedroom with window to front aspect, radiator.

Bedroom Three

9'0" x 7'8" – Small double bedroom with window to front aspect, radiator. Ideal as a child's room or home office.

External

Front

Driveway for one car, leading to front entrance, enclosed garden area with space for bin storage and low maintenance planting.

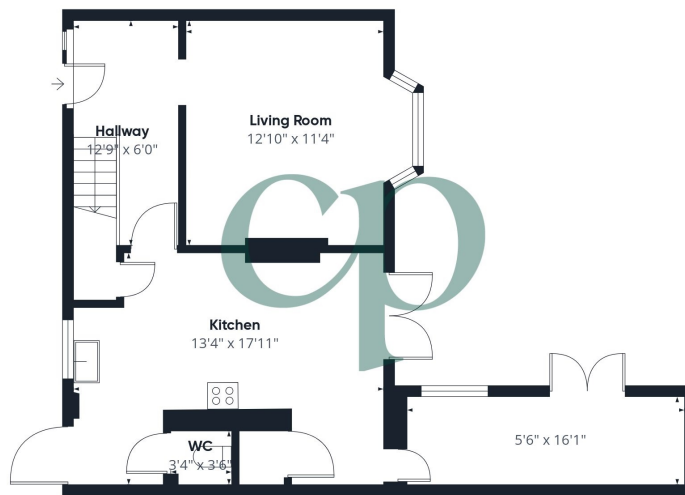
Rear

Accessed via French doors from both the living room and study, the rear garden includes a decked patio seating area and partial lawn. Enclosed by fencing, and including a storage shed.

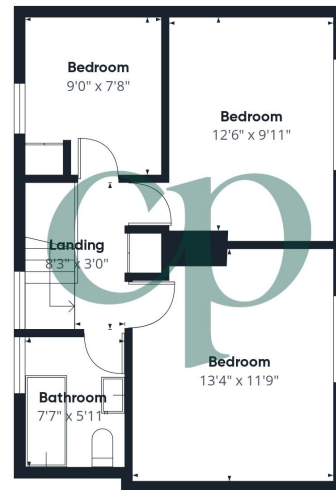
Agent's Notes

Baldock is a historic market town, located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School and St. Mary's Primary School.





Floor 0



Floor 1

Approximate total area⁽¹⁾
978 ft²

(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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

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