



Grosvenor Road West, Baldock, Hertfordshire. SG7 6NZ







## 4 Bedroom Semi-Detached House Offers in Excess of £650,000 Freehold

Satchells Estate Agents are delighted to present to market this stunning four bedroom semi detached family home, set in one of Baldock's most prestigious roads. Within easy access to the main line station and the historic High street the property has been much improved by the current owners. Property boasts an amazing rear and side extension and has been renovated to a very high standard throughout. The property enjoys an open plan kitchen and family room, with the added benefit of sky lights to allow ample natural light. The property also offers a large lounge with bifold doors through to the kitchen area, utility room and cloakroom. On the first floor are four good sized bedrooms and a family bathroom. The principal bedroom has the added benefit of an en-suite. Outside is a generous size rear garden and off street parking to the front. Early viewing is highly recommended.

- Beautiful condition
- Large extension
- Four bedrooms
- Semi detached
- Spacious driveway
- Desirable location
- Viewings highly recommended
- EPC rating C. Council tax band D

## **Ground Floor**

### **Entrance:**

Via double glazed front door.

### **Hallway:**

Parquet flooring. Understairs storage cupboard. Doors and stairs leading to:

### **Lounge:**

Abt. 13' 5" x 11' 5" (4.09m x 3.48m) Double glazed bay window to front aspect. Radiator. Log burner. Parquet flooring.

### **Kitchen/Diner:**

Abt. 25' 0" x 20' 0" (7.62m x 6.10m) Range of fitted wall and base units with composite worktops. Stainless steel sink and drainer. Integrated fridge/freezer. Island breakfast bar. Sky light. Bi-fold doors leading out to rear garden. Radiator. Laminate flooring.

### **Utility Room:**

Abt. 20' 0" x 6' 0" (6.10m x 1.83m) Range of fitted wall and base units. Plumbing for washing machine. Stainless steel sink and drainer. Double doors leading to front. Tiled flooring.

### **WC:**

Suite comprising low level wc and hand wash basin. Tiled flooring.

### **First Floor**

#### **Bedroom One:**

Abt. 11' 5" x 11' 0" (3.48m x 3.35m) Double glazed window to rear aspect. Fitted carpets. Radiator. Door to en-suite.

#### **En-Suite:**

Suite comprising low level wc, hand wash basin and walk in shower cubicle. Heated towel rail. Frosted window.

#### **Bedroom Two:**

Abt. 12' 5" x 10' 0" (3.78m x 3.05m) Double glazed bay window to front aspect. Fitted wardrobes. Fitted carpet. Radiator.

#### **Bedroom Three:**

Abt. 11' 5" x 9' 0" (3.48m x 2.74m) Two double glazed windows to front aspect. Fitted carpets. Built in storage cupboard. Radiator.

**Bedroom Four:**

Abt. 11' 5" x 8' 5" (3.48m x 2.57m) Double glazed window to rear aspect. Fitted carpets. Radiator.

**Bathroom:**

Abt. 10' 5" x 8' 5" (3.17m x 2.57m) Suite comprising panelled bath, shower cubicle, low level wc and pedestal hand wash basin. Radiator. Double glazed window to side aspect. Tiled flooring.

**Outside****Garden and Parking:**

Front garden and off street parking for 2/3 cars. Access to utility room.

**Rear Garden:**

Generous size rear garden, mainly laid to lawn.

**Agents Note:**

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



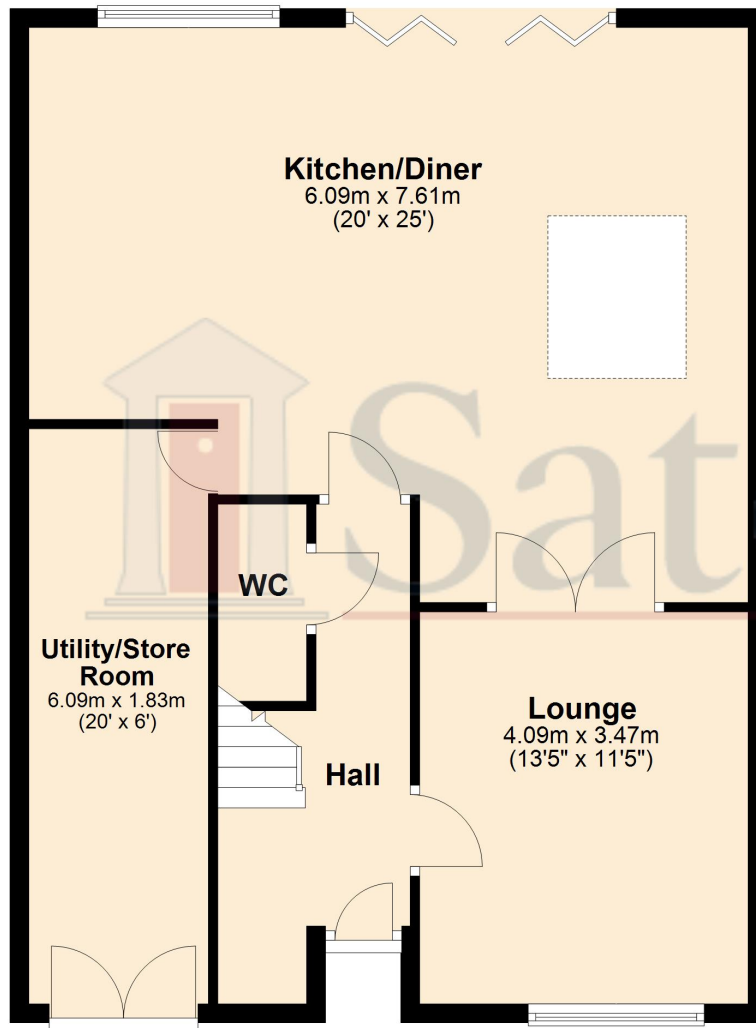




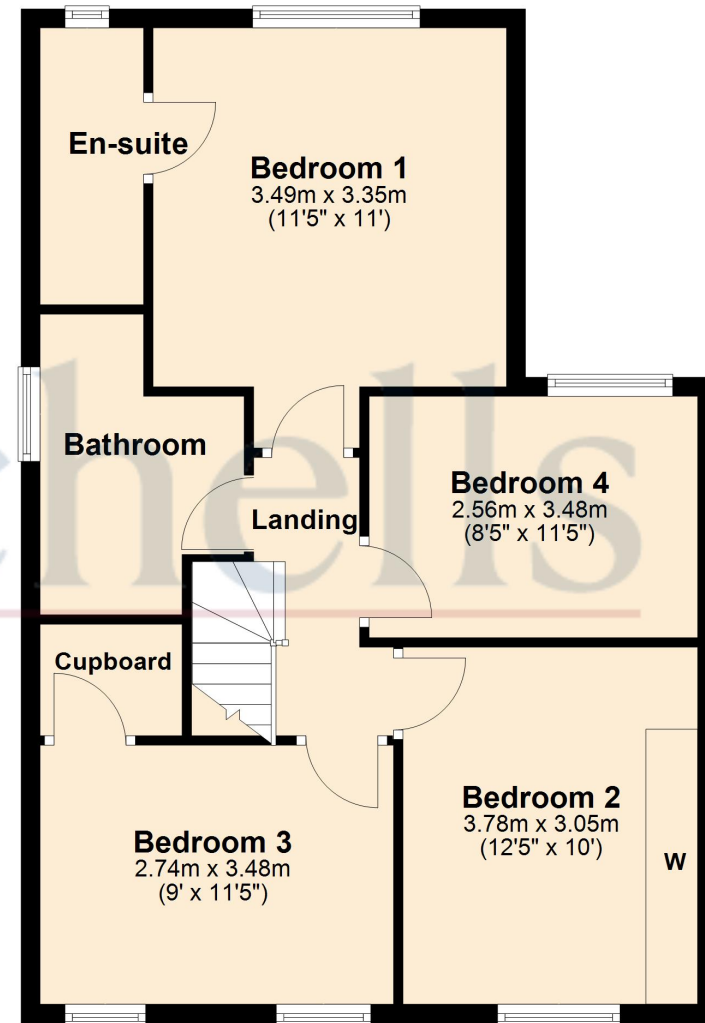
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## 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.