



Bygrave Road

Baldock,

Hertfordshire, SG7 5DD

Freehold - Guide Price £495,000

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properties

A beautifully presented, characterful and deceptively spacious 3 bedroom terraced home on one of Baldock's most sought after roads! Located on Bygrave Road, Baldock this fantastic character cottage has been extended to the rear and now provides 3 reception rooms & kitchen on the ground floor, with 3 bedrooms (2 generous doubles and a small single) and recently updated shower room on the first. Externally the home offers driveway parking to the front for 1-2 vehicles and to the rear a stunning approx. 75ft garden laid to lawn with mature beds, borders, pond, patio seating area and timber storage shed. With an abundance of character features throughout and within walking distance to all town centre amenities and transport links, this fine home would suit a wide range of buyers and must be seen in person to fully appreciate the wonderful accommodation on offer.

- Beautifully presented 3 bedroom character home
- Wonderful approx. 24ft lounge with high ceilings
- Stunning 75ft rear garden
- 3 Reception rooms on ground floor
- 1-2 Car driveway
- Council Tax band C / EPC rating D



Accommodation

Entrance Porch

Radiator, door to:

Lounge

23' 9" x 13' 9" (7.24m x 4.19m)

Bay window to the front aspect, window to the rear aspect, three radiators, stairs to the first floor, fireplace with wrought iron surround and tiled hearth, door to:

Dining Room

11' 4" x 8' 3" (3.45m x 2.51m)

Two windows to the side aspect, brick fireplace with wood burning stove and quartz hearth, wall mounted boiler, arched opening to:

Kitchen

12' 11" x 8' 2" (3.94m x 2.49m)

Window to the side aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral double oven/grill, gas hob with extractor over, space for washing machine and fridge/freezer, door to:

Conservatory

9' 9" x 14' 0" (2.97m x 4.27m)

Fully glazed with double doors to rear garden and side access area.

First Floor

Landing

Loft hatch, radiator, airing cupboard, doors to:



Bedroom One

12' 1" x 10' 10" (3.68m x 3.30m)

Two sash windows to the front aspect, radiator, built in wardrobes.

Bedroom Two

11' 4" x 8' 3" (3.45m x 2.51m)

Window to the rear aspect, radiator, feature fire with wrought iron surround.

Bedroom Three

7' 5" x 5' 7" (2.26m x 1.70m)

Window to the rear aspect, radiator.

Shower Room

WC, wash hand basin, heated towel rail, double shower cubicle.

External

Front

1-2 Car driveway, gated access at side to rear.



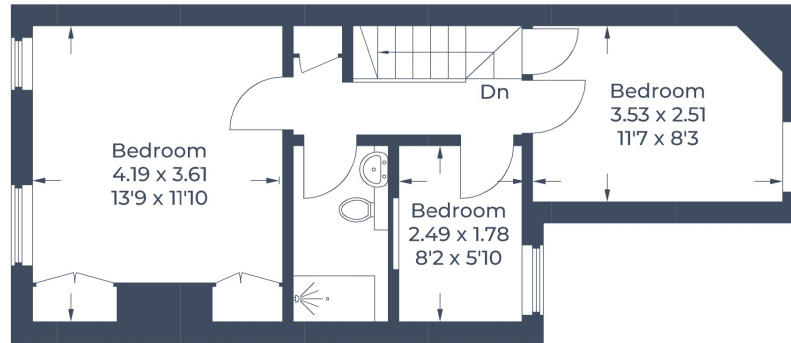
Rear

Rear garden measuring approx. 75ft x 20ft, patio seating area at head with pond leading to lawn with mature raised beds and borders, further paved area at rear with wood store, greenhouse and timber shed measuring approx. 12ft x 8ft. Further patio area at side with gated access to front.

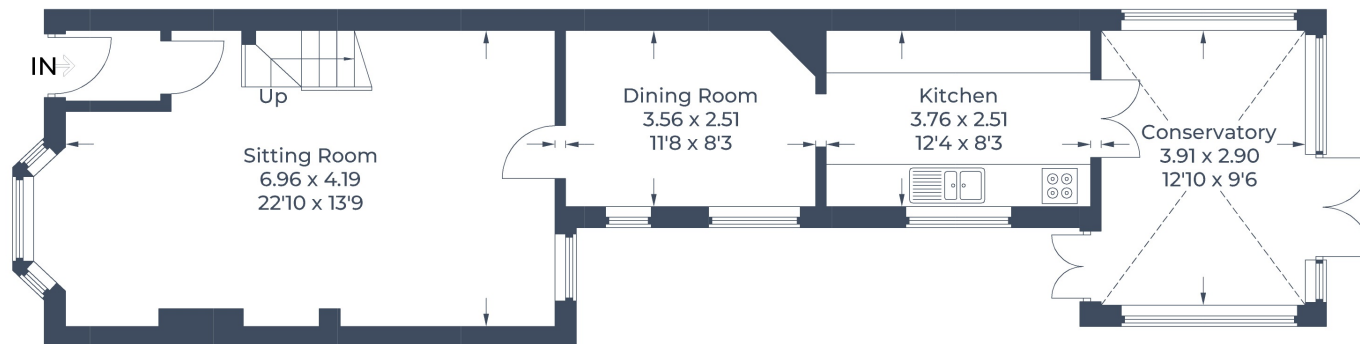




Approximate Gross Internal Area
 Ground Floor = 61.1 sq m / 658 sq ft
 First Floor = 38.4 sq m / 413 sq ft
 Total = 99.5 sq m / 1071 sq ft




First Floor



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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