



# Larkins Close

Baldock,  
Hertfordshire, SG7 5DG  
Guide Price £360,000

country  
properties



This well-presented two-bedroom semi-detached home is ideally situated in close proximity to the train station, offering excellent convenience for commuters. In great condition and ready to move in, it features a Modern and stylish family bathroom, fresh décor, and new flooring, providing a modern feel.

Set within a quiet cul-de-sac, it represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The ground floor includes a welcoming entrance area with bespoke shoe storage, leading into a bright and spacious living space with engineered wood flooring, tasteful coving, and dual radiators. The contemporary kitchen/diner offers a range of timeless shaker units, integrated appliances and French doors opening onto the garden, creating an ideal setting for day-to-day living and entertaining. The generous walk-in under stairs cupboard with a power point, is accessed from the kitchen. This could be an ideal space for a tumble dryer or simply valuable storage.

Upstairs, the property provides two well-proportioned bedrooms, both filled with natural light and featuring built-in storage. The property offers an insulated, boarded loft accessible via a pull-down ladder. The stylish, bathroom is fully tiled and includes a modern suite with a shower over the bath, W C, vanity unit with sink and mixer tap, heated towel rail, and ceiling spotlights.

A good-sized rear garden offers a patio, lawn, mature plants, and a fully insulated summer house that could be an excellent space for work, hobbies, or relaxation.

To the front, the property benefits from driveway parking for 2 cars.

Beautifully presented and ready to enjoy, this attractive home must be viewed early to avoid disappointment.

#### Location

Baldock is a historic market town in Hertfordshire, benefiting from a mainline railway station with direct links to London and Cambridge. The town centre offers a wide range of amenities, including high-street shops, restaurants, cafés, popular pubs, and independent retailers such as a local butcher. With excellent transport links via the A1, A505, and A10, Baldock is a popular choice for commuters. This property is ideally situated within walking distance of the highly regarded Knights Templar Secondary School.

- Freehold
- Beautifully presented throughout
- Gas central heating
- Refitted kitchen
- Driveway with parking
- Council Tax Band C / EPC tbc
- Short walk to town centre and train station







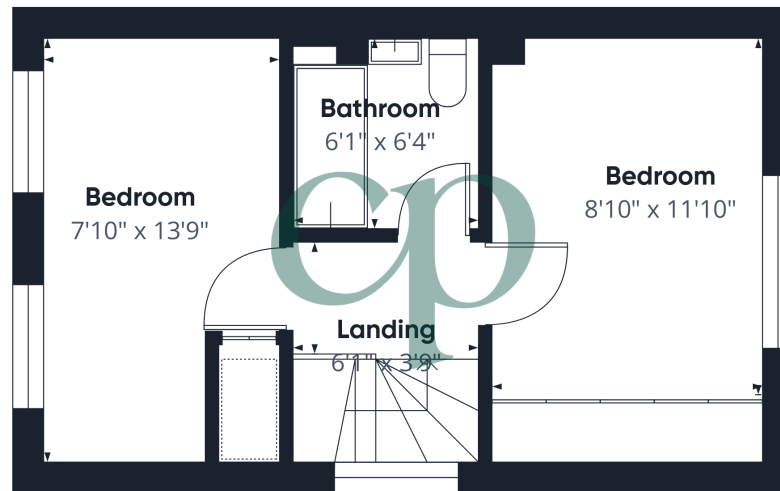








Floor 0



Floor 1

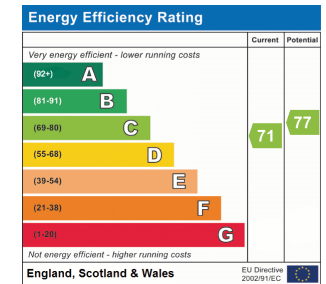


Approximate total area<sup>(1)</sup>  
612 ft<sup>2</sup>

(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.

GIRAFFE360



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

country  
properties



country  
properties