



# Wynn Close

Baldock,  
Hertfordshire, SG7 6QS  
Freehold £650,000

country  
properties



A very well presented, light and spacious 4 bedroom detached family home in sought after residential development! Located in Wynn Close on the ever popular Clothall Common development in Baldock. This excellent home has been very well maintained by the current owner and offers a large lounge, separate dining room, cloakroom and high specification kitchen on the ground floor. On the first are 4 generous bedrooms with en-suite to master and a family bathroom. Externally the property offers an integral single garage and driveway for 2-3 cars at the front and a mature south facing garden laid to lawn with various ornamental shrubs and fruit trees at the rear.

- 4 bedroom detached family home
- Well-presented throughout
- High specification fitted kitchen
- En-suite to master bedroom
- Energy efficient measures such as south facing PV cells on roof and EV charging
- Popular cul-de-sac location
- Council Tax Band F
- EPC - B

## Accommodation

### Entrance Hall

Radiator, stairs to first floor, under stairs storage cupboard, coat/shoe storage cupboard, doors to:

### Cloakroom

Window to front aspect, radiator, WC, wash hand basin.

### Dining Room

10' 2" x 12' 9" (3.10m x 3.89m) (max into bay) – Bay window to front aspect, radiator.

### Lounge

13' 6" x 13' 5" (4.11m x 4.09m) – Radiator, wood burning stove with granite and oak surround. French doors to rear garden.

### Kitchen

13' 2" x 9' 9" (4.01m x 2.97m) – Window to rear aspect, radiator, range of wall mounted and base level units with quartz work surface over and inset sink with drainer, integral double oven/grill, dishwasher, fridge and freezer, induction hob with extractor over, space for washing machine, external door to rear patio.

### First Floor

### Landing

Window to front aspect, loft hatch, airing cupboard, doors to:

### Bedroom One

11' 7" x 11' 6" (3.53m x 3.51m) – Window to rear aspect, radiator, built in wardrobes, door to:





## En-suite

Heated towel radiator, WC, wash hand basin, shower cubicle.

## Bedroom Two

12' 5" (max into bay) x 10' 2" (3.78m x 3.10m) – Bay window to front aspect, radiator, built in wardrobe.

## Bedroom Three

11' 6" (max) x 9' 9" (3.51m x 2.97m) – Window to rear aspect, radiator.

## Bedroom Four

9' 9" x 6' 7" (2.97m x 2.01m) – Window to front aspect, radiator.

## Bathroom

Window to side aspect, WC, wash hand basin, heated towel radiator, bath with shower attachment over and screen.

## External

## Front

Front garden laid to lawn and gravel driveway providing parking for 2 cars leading to attached single garage, EV charging point, gated access at side to rear.

## Garage

17' 8" x 8' 4" (5.38m x 2.54m) – Up & over door to front, window to rear aspect, eaves storage, light & power.

## Rear

Patio area leading to established south facing rear garden laid to lawn with mature beds, borders and feature pond. Timber potting shed and wood store, pedestrian access to garage, gated access at side to front.

## Agent's Notes

## Baldock

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.

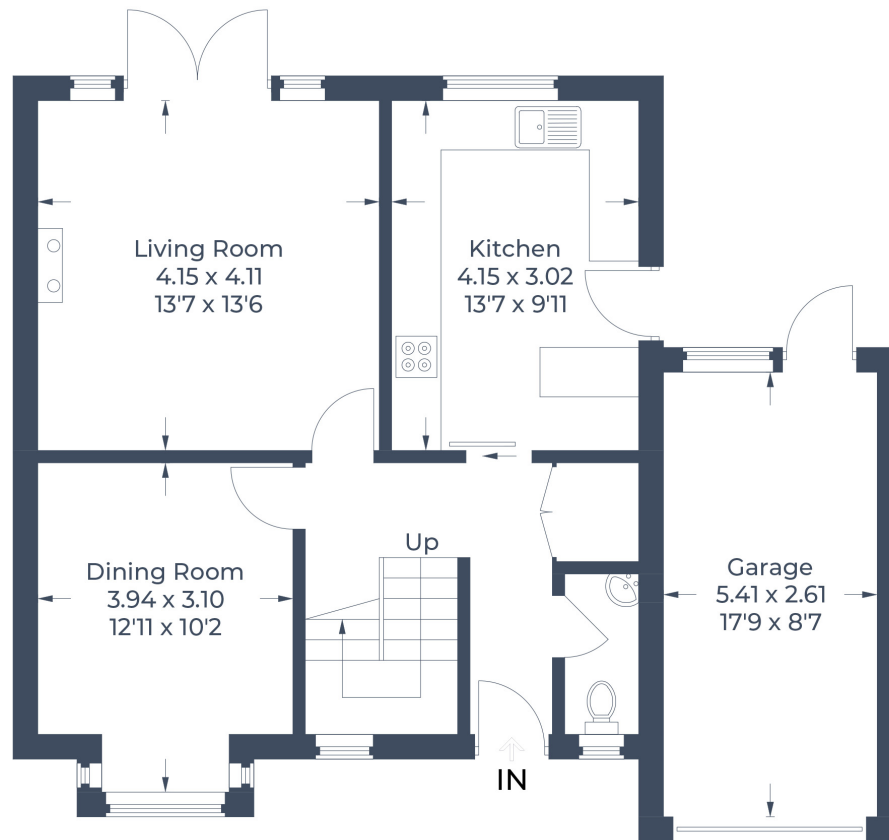




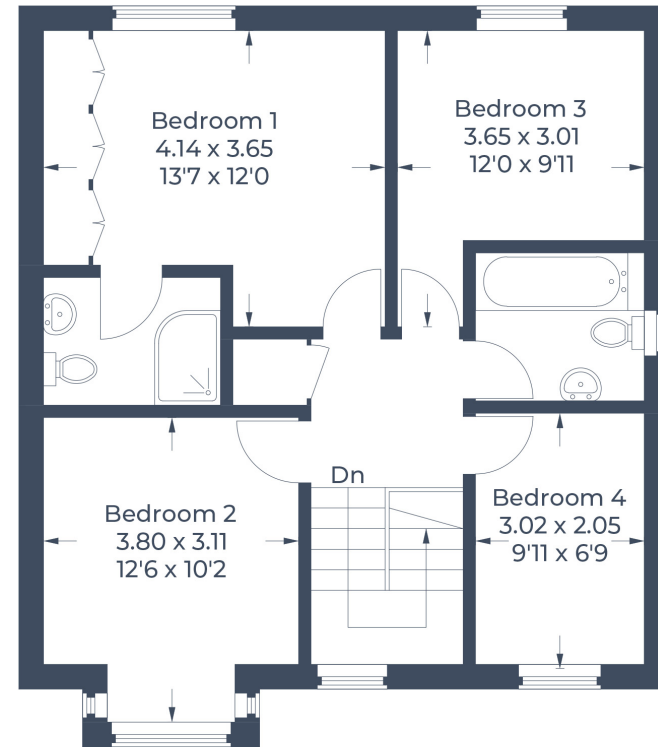




Approximate Gross Internal Area  
 Ground Floor = 57.8 sq m / 622 sq ft  
 First Floor = 57.3 sq m / 617 sq ft  
 Garage = 14.5 sq m / 156 sq ft  
 Total = 129.6 sq m / 1,395 sq ft



**Ground Floor**



**First 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			
(82+)	<b>A</b>		
(81-81)	<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			
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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