



Larkins Close

Baldock,
Hertfordshire, SG7 5DG

Freehold - Offers in Excess of £375,000

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properties

Offered for sale with NO CHAIN, this beautifully presented and extended 2/3 bedroom home overlooking open fields to the rear within walking distance to all local amenities and transport links! This fantastic property located in Larkins Close, Baldock has been very well looked after by the current owner and benefits from a versatile ground floor extension providing a 3rd bedroom or office/hobby room, downstairs WC and large storage cupboard that could easily become a shower/utility room. With two further double bedrooms on the first floor and a beautifully presented rear garden backing on to open fields, this wonderful home would suit first time buyers, downsizers and investors alike!

- Chain Free
- Two First Floor Double Bedrooms
- Ground floor third bedroom/office/hobby room with WC and separate front door access
- Very Well Presented Throughout
- One Car Driveway
- Walking Distance To Town Centre Amenities and Transport Links
- Overlooking Open Fields To The Rear
- Council Tax band C / EPC rating C

Entrance Porch

Window to both sides, door to:

Entrance Hall

Radiator, stairs to first floor, door to:

Lounge

14' 04" x 10' 07" (4.37m x 3.23m)

Window to front aspect, radiator, electric fire, arch opening to:

Kitchen/Diner

8' 10" x 13' 09" (2.69m x 4.19m)

Radiator, window to rear aspect, patio door to rear garden, range of wall mounted and base level units with work surfaces over and inset sink with drainer, space for washing machine, cooker, dishwasher and fridge/freezer, understairs cupboard housing boiler, arched opening to:

Inner Hallway

Radiator, external door to front, cloakroom, large walk in storage cupboard and bedroom three/office/hobby room.

Cloakroom

Window to front aspect, WC and wash hand basin.



Bedroom

Three/Office/Hobby Room

8' 09" x 8' 10" (2.67m x 2.69m)

Window to side aspect and radiator.

First Floor

Landing

Window to side aspect, loft hatch, doors to:

Bedroom One

11' 09" x 8' 10" (3.58m x 2.69m)

Window to rear aspect, radiator, built in wardrobes.

Bedroom Two

12' 0" x 8' 0" (3.66m x 2.44m)

Two windows to front aspect, radiator, built in wardrobes, airing cupboard.

Bathroom

WC, wash hand basin, heated towel rail, bath with shower attachment over and screen.

External

Front: Driveway for one car leading to secondary side entrance door.

Rear: Easterly facing rear garden predominantly laid to lawn measuring approx. 24ft x 20ft with established beds and borders, patio area, brick built garden store (attached to main house with power and lighting), gated access to meadow at rear.





Approximate Gross Internal Area
Ground Floor = 46.9 sq m / 505 sq ft
First Floor = 30.4 sq m / 327 sq ft
Total = 77.3 sq m / 832 sq ft

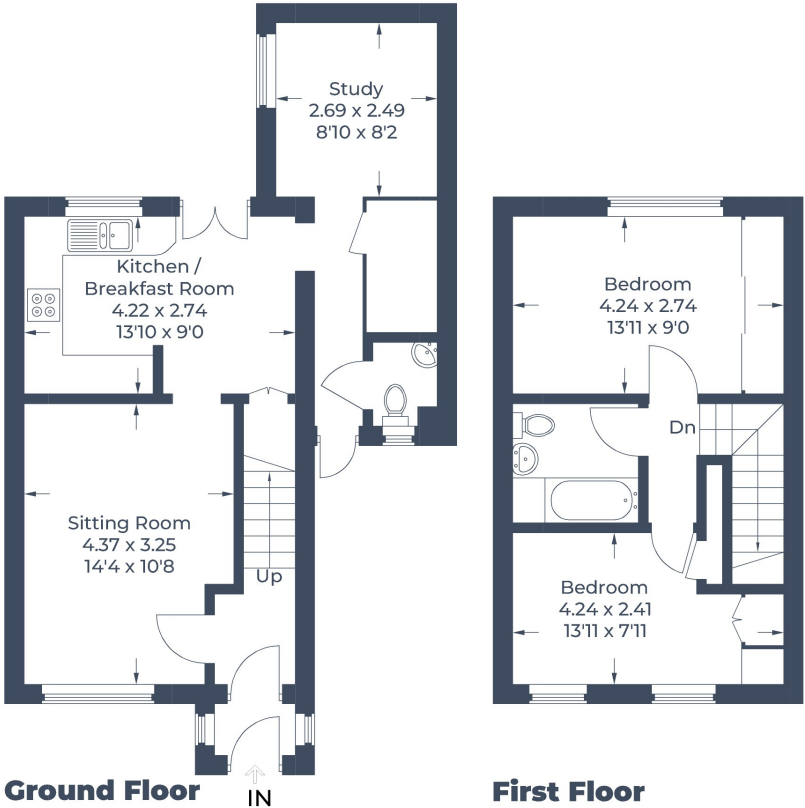
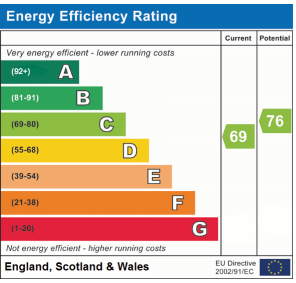


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Viewing by appointment only

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