



Chilvers Bank, Baldock Offers in Excess of £450,000

The double-storey extension has changed the scale of the house, creating larger living areas, bigger bedrooms and a family bathroom that feels far more generous than many similar homes nearby | The living room stretches over eighteen feet wide, giving space for proper sofas, family evenings and everyday living without feeling squeezed | The kitchen provides room for cooking, chatting and the usual rhythm of busy mornings, school runs and midweek dinners | A separate dining room opens directly onto the garden, making summer meals, barbecues and entertaining friends easy | Bedrooms are noticeably larger than many comparable homes nearby, offering flexibility for growing families, guests or working from home | A wide garden stretches away from the house, with patio space for outdoor dining and lawn beyond for children or relaxing | Driveway parking comfortably fits two cars, keeping everyday life simple without worrying about finding a space on the street | An outbuilding offers useful extra space for bikes, tools, hobbies or additional storage | Baldock's High Street, cafés, pubs and everyday amenities are all within easy walking distance| Baldock station provides direct trains to King's Cross and Moorgate, plus Thameslink routes through London and easy road access via the A1(M)



Space is the first thing that stands out here.

From the front it looks like a traditional three-bedroom semi, but the double-storey extension has changed the scale of the house in ways you only really appreciate once inside. Rooms feel noticeably larger than many similar homes nearby, giving families the kind of space people often wish they had a few years after moving in.

When it's time to relax at the end of the day, the living room offers the sort of proportions that make a house feel comfortable rather than cramped. At over eighteen feet wide, there's room for proper sofas, family movie nights, and the sort of everyday living that smaller modern layouts often struggle to accommodate.

Cooking, chatting and day-to-day family life tend to settle naturally around the kitchen. Here it's a generous space that comfortably handles busy mornings, midweek dinners and weekend baking sessions. Alongside it sits a separate dining room with doors opening straight onto the garden - ideal when friends come over or when the weather makes outdoor eating irresistible.

When everyone eventually heads off to recharge their batteries, the difference created by the extension becomes even clearer. The main bedroom is far larger than you would normally expect from a house of this type, offering space not just for a bed but wardrobes, seating or a quiet corner to start the day slowly. The remaining bedrooms provide flexibility for children, guests or working from home as life evolves.

Gardens like this are becoming harder to find. Wide, established and stretching well away from the house, it's the sort of space where children can run freely, summer barbecues become a regular habit and keen gardeners can really enjoy themselves. A patio sits close to the house for outdoor dining, while the lawn beyond leaves plenty of room to spread out.

Practical details matter too. Life here works well both day-to-day and for getting further afield.

Baldock itself has a proper High Street rather than a row of chains - independent coffee spots, a well-known local butcher, traditional pubs and cafés, and community events like the Baldock Festival each May and the Charter Fair each October. Countryside walks and Weston Hills are close by too, giving easy access to green space without losing everyday convenience.



For commuters, Baldock station is within walking distance for many residents, offering direct services into King's Cross and Moorgate, Thameslink connections through Farringdon towards Gatwick and Brighton, and routes north towards Cambridge and Peterborough. The A1(M) and A505 are both close by for road journeys, putting places like Luton Airport within roughly half an hour and Stansted within about forty-five minutes depending on traffic. Families moving into the area will also appreciate being close to Knights Templar School.

Homes like this tend to appeal to buyers who can see the bigger picture. The extension has already created the extra space many families end up needing, and while some areas could benefit from updating over time, the opportunity is clear - a substantial home with room to grow into, in a location that makes everyday life easy.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 18' 3" x 14' 10" (5.56m x 4.51m)

Kitchen: Approx 18' 5" x 9' 11" (5.62m x 3.03m)

Dining Room: Approx 11' 9" x 11' 0" (3.57m x 3.36m)

Downstairs Cloakroom: 5' 4" x 2' 9" (1.63m x 0.84m)

| FIRST FLOOR

Bedroom One: Approx 17' 8" x 14' 11" (5.39m x 4.55m)

Bedroom Two: Approx 12' 2" x 10' 9" (3.70m x 3.27m)

Bedroom Three: Approx 8' 11" x 7' 8" (2.71m x 2.34m)

Bathroom: Approx 13' 11" x 6' 0" (4.24m x 1.83m)

| OUTSIDE

Out Building: Approx 5' 11" x 5' 5" (1.80m x 1.66m)

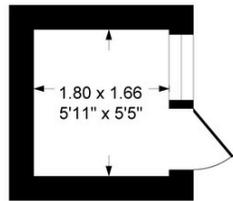
Driveway providing off road parking for 2 cars

Good size rear garden with gated access to the front



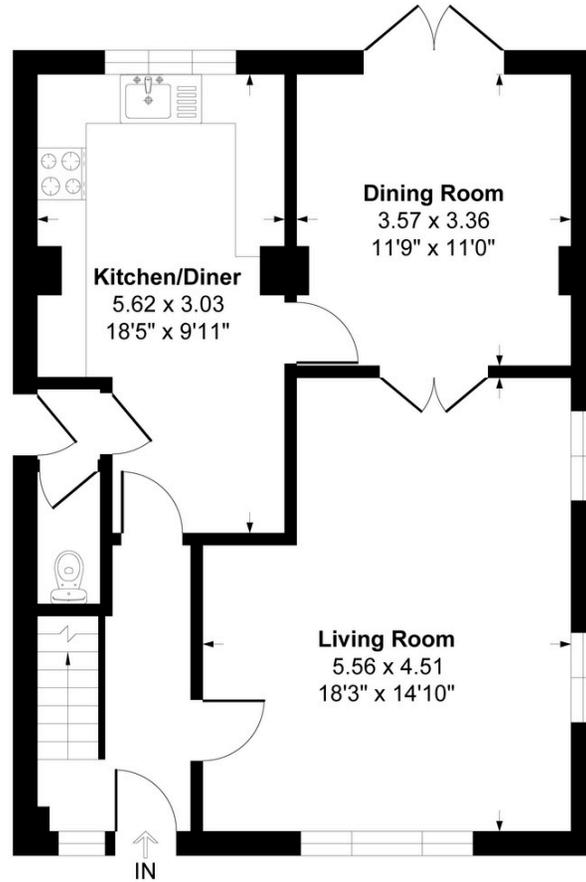
Out Building

Approx. 2.9 sq. metres (32.1 sq. feet)



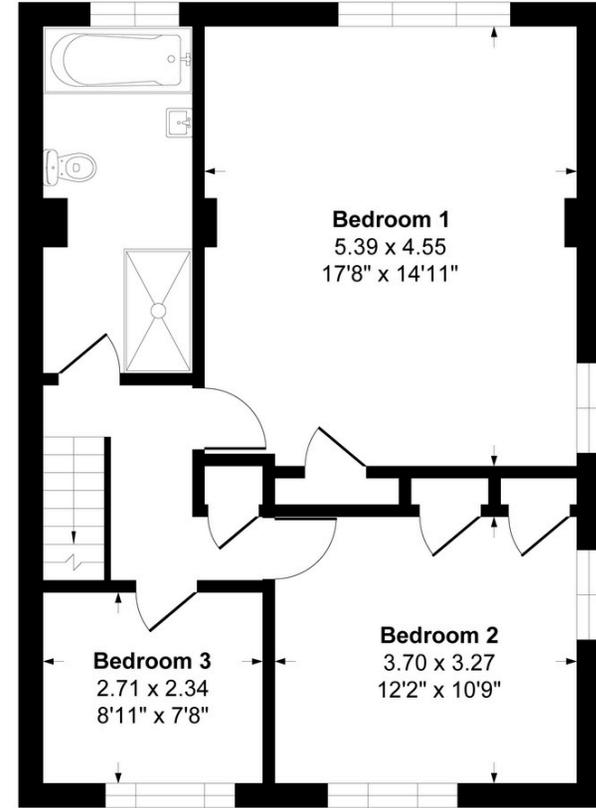
Ground Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



Total area: approx. 124.3 sq. metres (1339.1 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





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