



The Rise, Baldock Offers in Excess of £475,000

Open-plan kitchen, dining and family space with bi-fold doors straight onto a raised patio - ideal for family life that flows inside and out | Log burner at the heart of the family room - a focal point for cosy evenings and an extra boost of warmth through winter | Separate lounge gives you a quiet retreat - perfect when everyone wants their own space or for winding down at the end of the day | Practical side layout with utility, downstairs toilet and a proper storage cupboard - laundry, clutter and chaos kept well out of the way | Tucked-away home office that makes hybrid working or homework manageable without taking over a bedroom or living space | Three well-sized bedrooms - including a fresh main bedroom with bay window and a flexible third room ready to grow with your family | Driveway that fits multiple vehicles comfortably - no awkward manoeuvres or relying on street parking | Rear garden that's simple to maintain but still gives you room to live - lawn, patios and enough privacy to actually enjoy it | Short walk to Baldock's schools, station and town centre - so everything from school runs to train commutes stays easy | A home that's been lived in, looked after and grown into - now ready to do it all again for the next family



Some Homes Grow With You - And This One Has. It's been the setting for first steps, family birthdays, teenage hangouts and quiet nights in. Now, nearly two decades later, it's ready for someone else to start their next chapter. If you're looking for more space, a smarter layout, and a home that feels ready for real life - not just the photos - this could be the one.

Set near the heart of Baldock, this home has been reconfigured to make the most of both the space and the light. The layout works because it's been tested - for hosting, for relaxing, and for everyday family life.

The open-plan kitchen, dining and family room runs the width of the back of the house and opens out through full-width bi-folding doors onto a raised patio, level with the floor. The kitchen itself is practical and easy to work in - there's good prep space, room for a big fridge-freezer, a breakfast bar for quick meals or keeping an eye on homework, and everything where it should be.

On summer days, the inside becomes outside - whether it's a quiet breakfast with the doors open or a full house with the garden filled with kids and music.

There's underfloor heating beneath your feet and a log burner for when the seasons change - a real centrepiece that turns the space into somewhere to gather, no matter the weather.

Away from the action, the separate living room gives you somewhere to retreat to. It's a calmer, softer space - ideal for movie nights, quiet chats, or when everyone just wants a bit of room to themselves. Plenty of room for sofas, chairs and other furniture.



The converted side space adds flexibility without shouting about it - a proper utility room to keep laundry out of the kitchen, a downstairs loo, a big walk-in cupboard that works as a pantry or hideaway storage, and a tucked-away study for work or homework. It's one of those things you don't realise you need until you've had it — and then wonder how you lived without it.

When it's time to relax and recharge your batteries, there are three well-sized bedrooms. The main — freshly decorated — is a good double with a lovely bay window and built-in wardrobes. The second overlooks the garden and has space for a large run of wardrobes. And the third is ready for whatever you need it to be next — a nursery, a home office, or simply that extra bit of space growing families always seem to need.

You'll love the modern, re-fitted bathroom — clean lines, simple finishes, and everything where it should be. There's a bath with a shower over, so whether it's kids' bath time, a quick get-up-and-go rinse, or a long evening soak, it suits the rhythm of family life.

Outside, the garden is easy to care for but still gives you space to enjoy — a raised patio leads directly off the family room and is a great spot for outdoor dining or catching up with friends while the kids play on the lawn below. There's a second seating area at the back, giving you options depending on the time of day. It's a garden that works — without needing hours of upkeep.

Own a car or two? The driveway makes life simple, with space for multiple vehicles and no tight manoeuvring. The front section of the garage has been kept for secure storage — handy for bikes, tools or anything you want out of the way.

Baldock works for so many reasons - well-regarded schools, quick train links into London, and a town centre that still feels like a proper community hub. Markets, pubs, coffee spots, parks - it's all close by, and all part of why families choose to stay local when it's time to move.

It's the kind of home that works when your family's still small, and keeps on working as life gets busier and messier. Somewhere you can stay for the long haul, not just pass through.

If you're ready to put down proper roots, The Rise might be where your next chapter begins too.



| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 13' 11" x 10' 7" (4.25m x 3.22m)

Kitchen: Approx 20' 11" x 10' 0" (6.38m x 3.04m)

Open Plan Living Space: Approx 19' 4" x 10' 5" (5.90m x 3.17m)

Study: Approx 7' 5" x 7' 4" (2.27m x 2.24m)

Utility Room: Approx 9' 8" x 6' 9" (2.95m x 2.05m)

Downstairs Cloakroom: 4' 6" x 2' 5" (1.36m x 0.73m)

| FIRST FLOOR

Bedroom One: Approx 12' 3" x 10' 8" (3.73m x 3.24m)

Bedroom Two: Approx 13' 8" x 10' 3" (4.16m x 3.13m)

Bedroom Three: Approx 9' 1" x 7' 6" (2.76m x 2.28m)

Bathroom: Approx 6' 11" x 5' 3" (2.11m x 1.60m)

| OUTSIDE

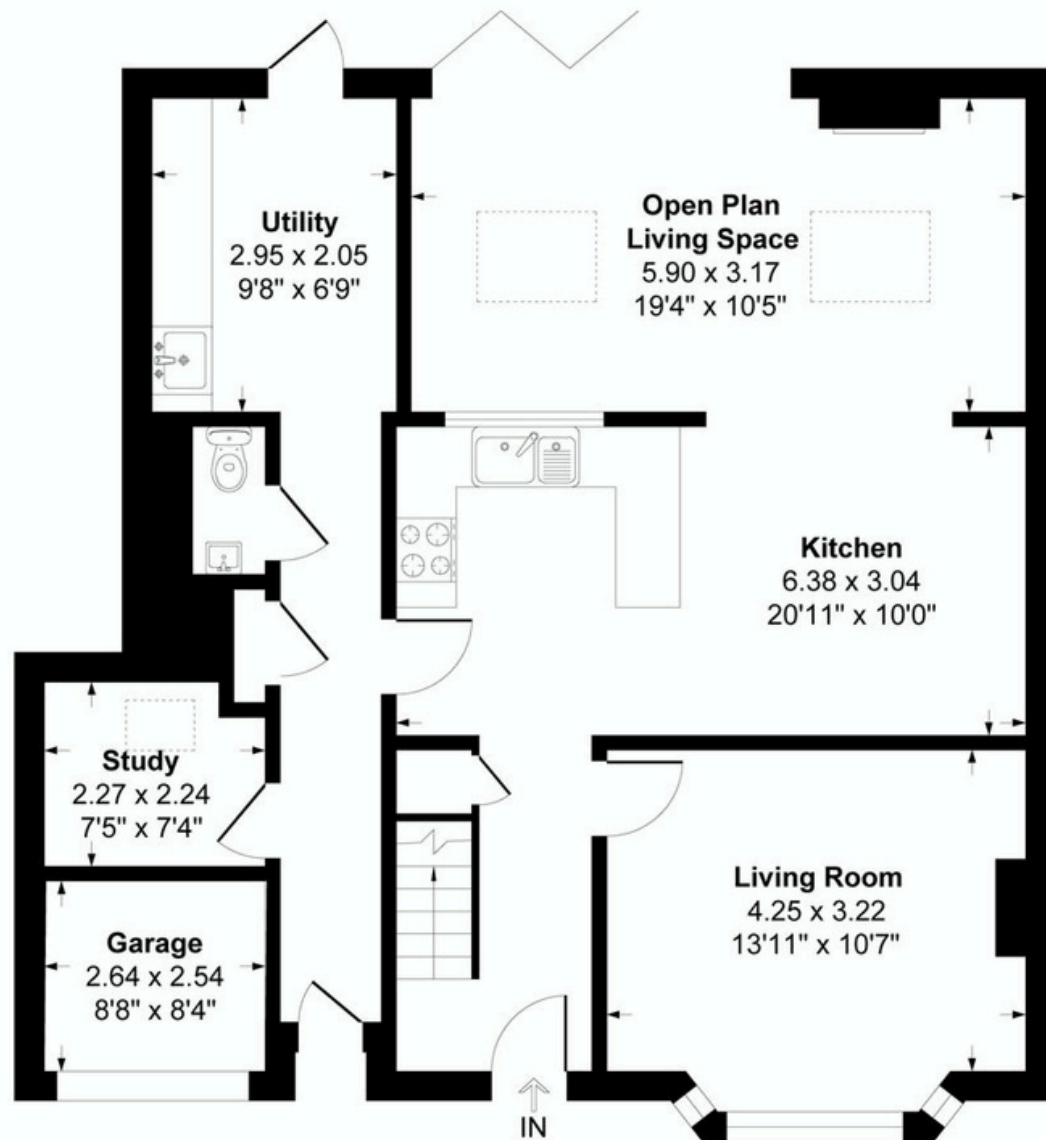
Garage: Approx 8' 8" x 8' 4" (2.64m x 2.54m)

Rear garden with large patio and separate seating area



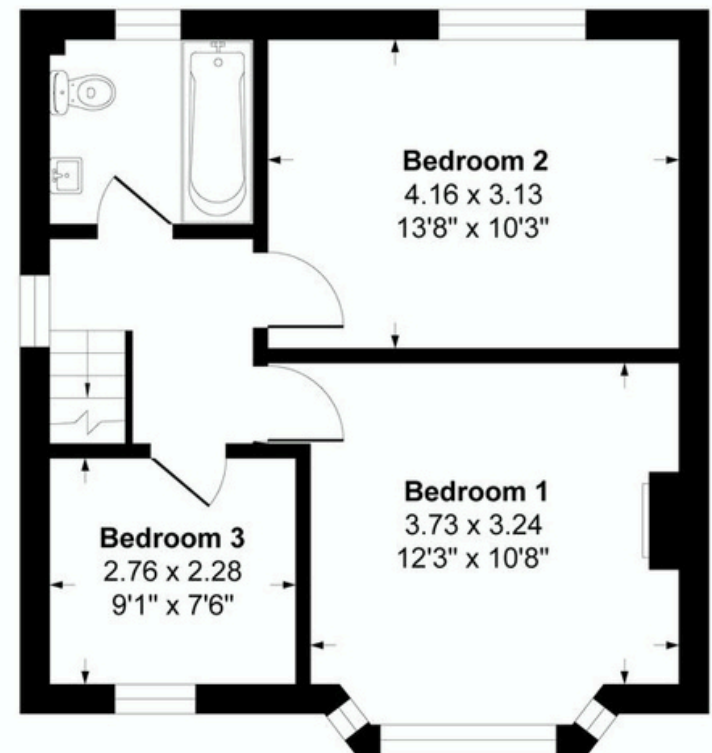
Ground Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



Total area: approx. 119.5 sq. metres (1286.2 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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If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC