



Grosvenor Road West, Baldock, Hertfordshire. SG7 6NZ





## **3 Bedroom Semi-Detached House Offers in Excess of £600,000 Freehold**

A three double bedroom, semi-detached property set in possibly the most popular cul-de-sac in Baldock. The property has been extended to the rear to make a modern open plan kitchen/family room with off street parking and a larger than average rear garden, this really is a great family home.

- Three bedrooms
- Extended kitchen
- Semi-detached
- Off street parking
- Large rear garden
- Stunning condition
- EPC rating C. Council tax band D

## **Ground Floor:**

### **Hallway:**

Abt. 13' 0" x 7' 0" (3.96m x 2.13m) Laminate flooring. Radiator. Under stairs storage cupboard. Doors to all rooms. Luxury vinyl tile flooring. Stairs to first floor.

### **Kitchen:**

Abt. 24' 0" x 18' 0" (7.32m x 5.49m) Range of fitted wall and base units with quartz work tops . Sink and drainer unit with boiling water tap. Plumbing for washing machine and dishwasher. Rangemaster five ring hob, oven and extractor. Double glazed windows and doors to garden and two skylights. Radiator. Luxury vinyl tile flooring.

### **Music Room:**

Abt. 10' 6" x 9' 2" (3.20m x 2.79m) Opens to lounge. Radiator. Parquet flooring.

### **Lounge:**

Abt. 13' 5" x 12' 3" (4.09m x 3.73m) Double glazed bay window to front aspect. Radiator. Parquet flooring.

## **WC:**

Abt. 5' 6" x 2' 5" (1.68m x 0.74m) Suite comprising low level WC and hand wash basin. Double glazed window to side aspect. Tiled floor.

## **First Floor:**

### **Landing:**

Abt. 7' 9" x 5' 6" (2.36m x 1.68m) Double glazed window to side aspect. Fitted carpet.

### **Bedroom One;**

Abt. 11' 6" x 13' 2" (3.51m x 4.01m) Double glazed bay window to front aspect. Radiator. Fitted carpet.

### **Bedroom Two:**

Abt. 11' 6" x 9' 0" (3.51m x 2.74m) Double glazed bay window to rear aspect. Radiator. Fitted carpet.

### **Bedroom Three:**

Abt. 12' 9" x 7' 9" (3.89m x 2.36m) Double glazed window to front aspect. Radiator. Laminate flooring.

**Bathroom:**

Suite comprising low level WC, panelled bath with power shower and wash hand basin. Double glazed frosted window. Heated towel rail. Tiled floor and walls.

**Outside:****Front Garden:**

Block paved front drive with parking for two cars.

**Rear Garden:**

Larger than average, mainly laid to lawn with patio and mature flower beds.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

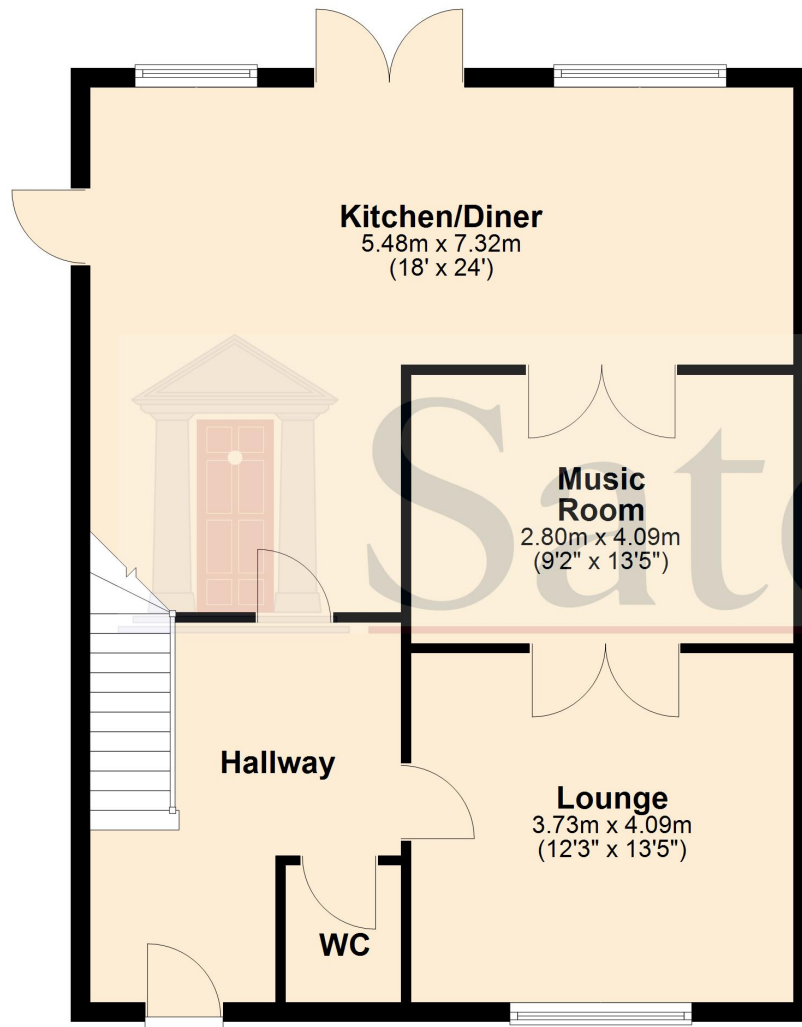




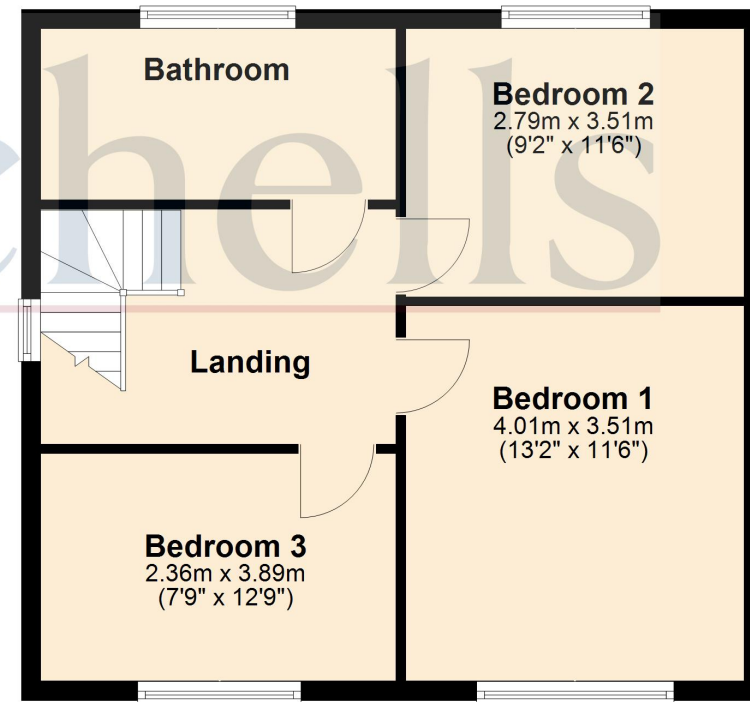
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## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.