



55, Larkins Close

Baldock,
Hertfordshire, SG7 5DG

Freehold - Offers in Excess of £475,000

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properties

A beautifully presented, light and spacious 2 double bedroom semi-detached extended bungalow in a cul-de sac setting! Located in Larkins Close, Baldock the home is within walking distance to Baldock main line train station and all town centre amenities. Internally this fantastic home offers 2 double bedrooms (both en-suite), an approx. 30ft open plan living area with high specification fitted kitchen and central island with breakfast bar. On the first floor is a particularly versatile home office/hobby room. Externally and to the front is a 2 car drive way leading to a detached garage with double doors. To the rear is a large wrap around garden laid to patio with various seating areas and summer house with light and power. With modern energy measures such as heating via air source heat pump, double glazing throughout and underfloor heating to the hall & bedroom areas, this wonderful home is sure to impress!

- Light & spacious extended semi-detached bungalow
- 2 Double bedrooms both en-suite
- Beautifully presented throughout
- Versatile home office/hobby room
- Wrap around garden
- Summer house with light & power
- 2 Car driveway & detached garage
- EPC Band C / Council Tax Band C

Accommodation

Entrance Hallway

17' 0" x 6' 7" (5.18m x 2.01m)

Coat and shoe storage recess, under floor heating, loft hatch, doors to:

Bedroom One

13' 2" x 9' 1" (4.01m x 2.77m)

Under floor heating, Velux window to the rear aspect, French doors to rear garden, vaulted ceiling, arched opening to:

En-suite

8' 9" x 5' 6" (2.67m x 1.68m)

Window to the side aspect, underfloor heating, heated towel rail, WC, free standing roll top bath with shower attachment

Bedroom Two

9' 6" x 9' 2" (2.90m x 2.79m)

Window to the front aspect and window to the side aspect, underfloor heating, door to:

En-suite Wet Room

Window to the side aspect, heated towel rail, WC, wash hand basin, power shower and screen



Open Plan Living room/Kitchen

30' 2" x 16' 4" (9.19m x 4.98m)

Two radiators, floor to ceiling window to the front aspect and standard window to the front aspect, bi-folding door to rear garden, stairs to first floor, range of wall mounted and base level units with work surface over and inset butler sink. Central Island with storage units under and work surface/breakfast bar over. Integral fridge/freezer, dishwasher, washing machine, space for range style cooker and extractor over.

First Floor

Home office / Hobby Room

13' 9" x 9' 8" into eaves (4.19m x 2.95m)

Two Velux windows to the rear aspect, radiator, built in storage cupboards, loft access hatch

External

Rear

Low maintenance wrap around rear garden laid to patio with various seating areas, raised vegetable patch at side, Summer house with light and power, gated access to front at side, pedestrian door to brick built shed

Front

Block paved driveway for 2 cars leading to detached garage with double doors. Gated access at side to rear.

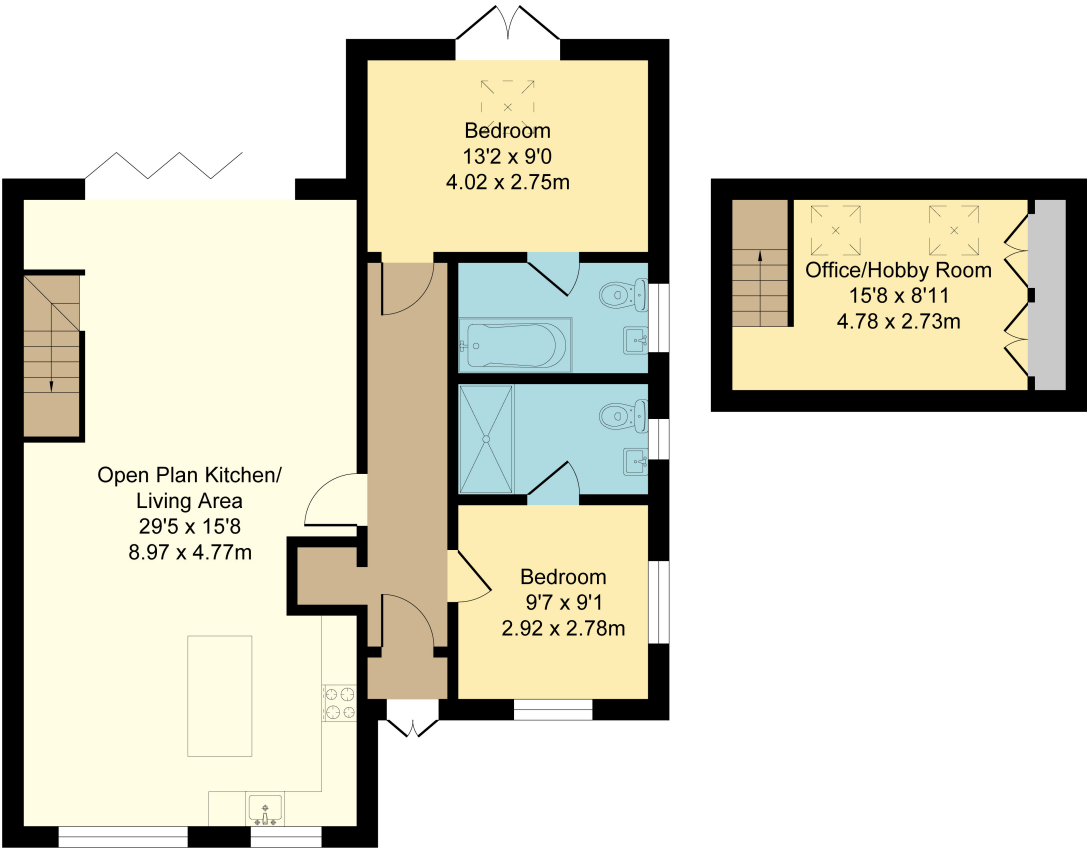




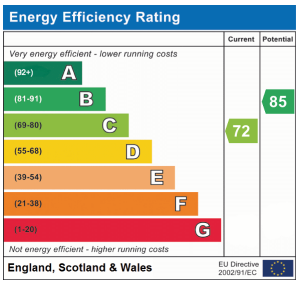
55 Larkins Close, Baldock

Ground Floor
Area: 79.5 m² ... 856 ft²

First Floor
Area: 13.0 m² ... 140 ft²



Total Area: 92.5 m² ... 996 ft²
All Measurements are approximate and for display purposes only



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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