



Station Lodge, Icknield Way East, Baldock, Hertfordshire. SG7 5DE





4 Bedroom Detached House

£675,000 Freehold

A rare opportunity to acquire a four bedroom property in the heart of Baldock that benefits from over 2 years remaining on its NHBC warranty. This detached home is finished to a high standard throughout and boasts a large lounge, modern open plan kitchen, dining room and cloakroom on the ground floor. Upstairs are four excellent sized bedrooms with an en-suite to the master with a family bathroom finishing off the upstairs accommodation. Outside is a gorgeous wrap around garden that follows the sun all day and has many features including artificial lawn, mature trees, and a pergola. There is off street parking for three cars and a timber built shed to the front.

- Detached
- New build warranty
- Four bedrooms
- En-suite
- Ample off street parking
- Wrap around garden
- Town centre location
- EPC rating B. Council tax band E

Ground Floor:**Entrance Porch:**

Entrance via double glazed door.

Lounge:

Double glazed window to front and side aspect, carpet as fitted, radiator.

Kitchen:

Range of base and wall units with roll top surfaces, stainless steel sink and drainer, oven, hob and extractor fan, tiled splash backs, plumbing for automatic washing machine, large dining area with tiled flooring, radiator, double glazed window and door to garden.

Utility Room:

Range of wall and base units with roll top work surfaces, plumbing for automatic washing machine and dryer, double glazed door to garden, tiled flooring.

Cloakroom:

Low level WC, wash hand basin, tiled flooring.

First Floor:**Master Bedroom:**

Double glazed window to front aspect, carpet as fitted, radiator, door to en-suite.

En-suite:

Low level WC, wash hand basin, walk in shower cubicle, heated towel rail.

Bedroom Two:

Double glazed window to rear aspect, radiator, carpet as fitted.

Bedroom Three:

Double glazed window to rear aspect, radiator, carpet as fitted.

Bedroom Four:

Double glazed window to front aspect, radiator, carpet as fitted.

Family Bathroom:

Low level WC, panelled bath, pedestal wash hand basin, heated towel rail, lino flooring.

Outside:

Rear Garden:

Wrap around garden comprised of three parts, rear garden with artificial lawn that runs into a side area with a pagoda, to the front is a sun trap.

Front Garden:

Front garden with artificial grass and mature trees,

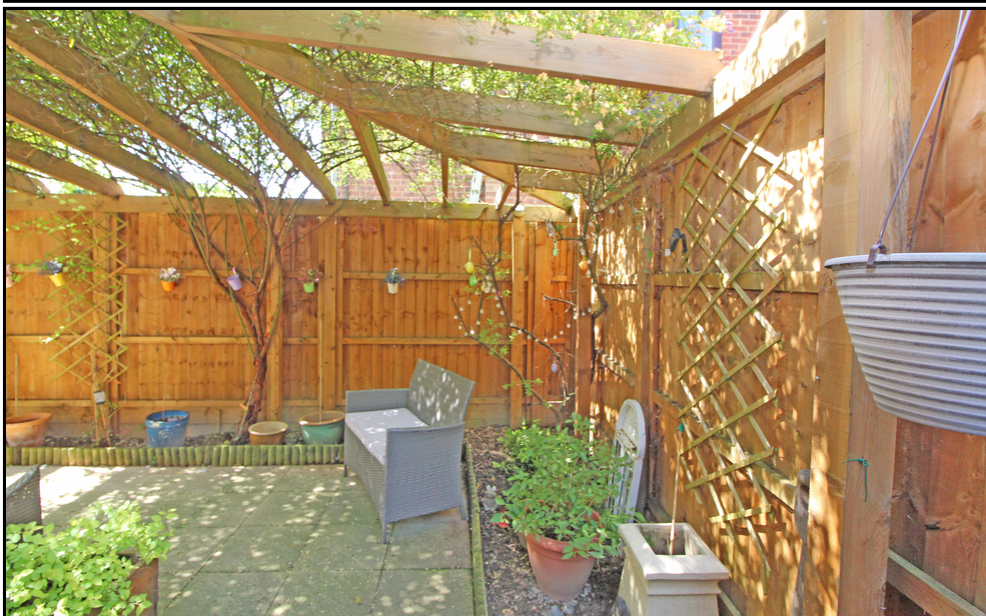
Parking:

Parking for three cars, timber built shed.

Agents Notes:

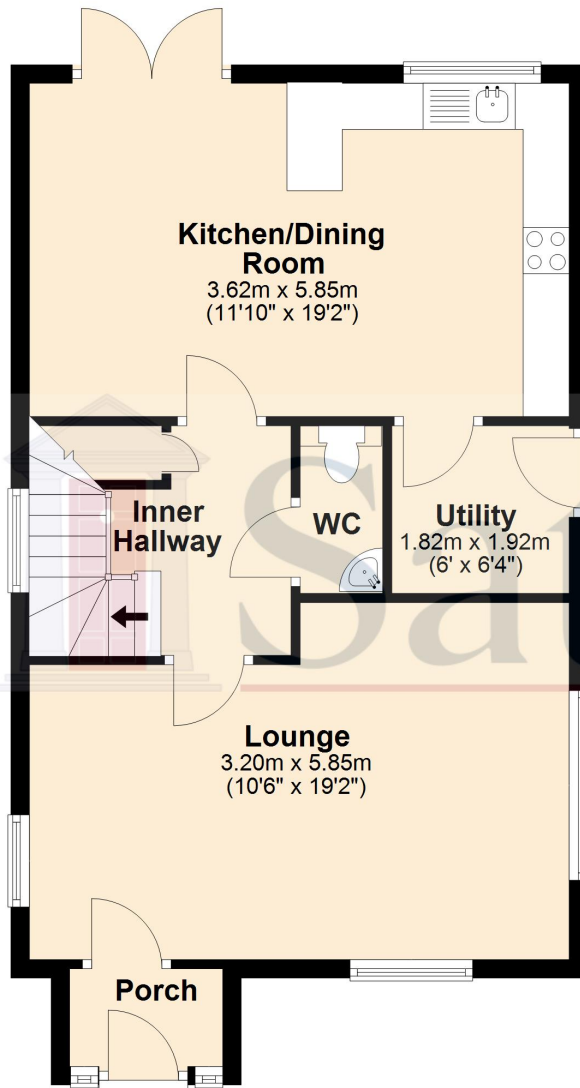
Draft particulars yet to be approved by the vendor and may be subject to change.



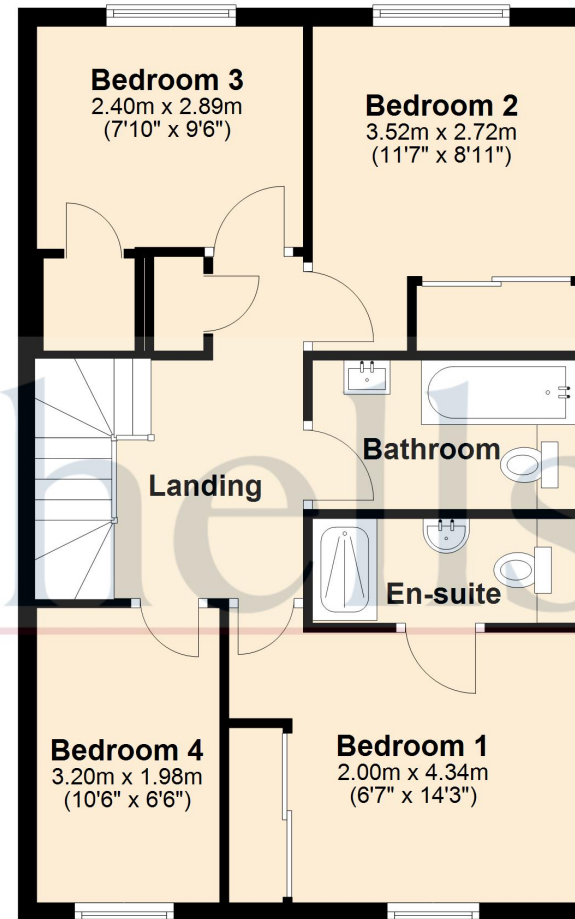


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative 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.