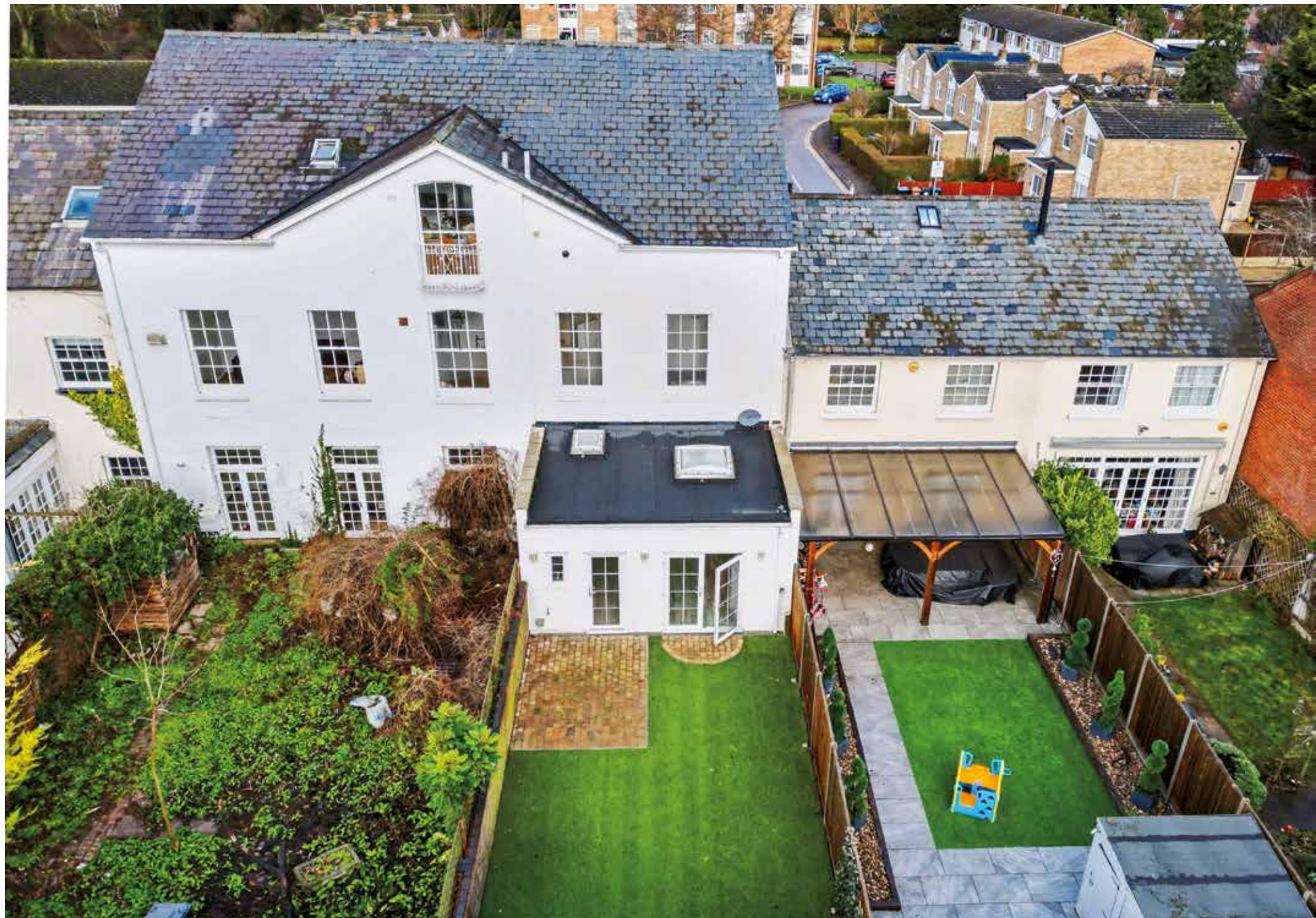




47 Hitchin Street
Baldock | Hertfordshire | SG7 6AQ

 FINE & COUNTRY

47 HITCHIN STREET



Step Inside

A rare opportunity to acquire a beautifully proportioned four double bedroom Grade II Listed townhouse, ideally positioned in the very heart of Baldock. This elegant home showcases the charm and character expected of a period property, with high ceilings, large sash-style windows and a wealth of original features, all thoughtfully combined with a contemporary layout suited to modern living.

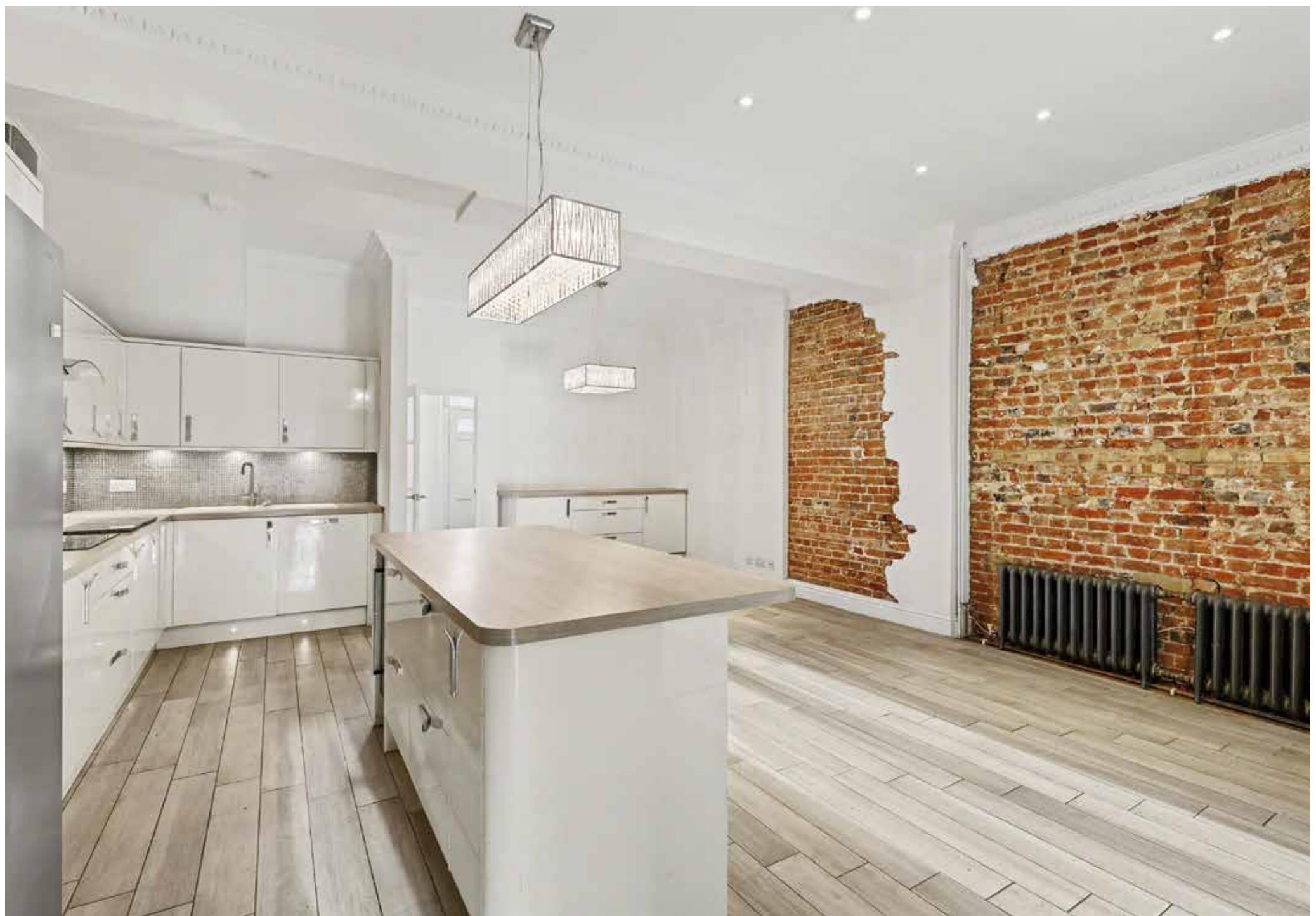
The ground floor is centred around an impressive open-plan kitchen and dining space, fitted with a comprehensive range of units and integrated appliances, including double ovens, a wine cooler and space for freestanding refrigeration. This sociable area is ideal for both everyday family life and entertaining, while a separate utility room provides additional practicality with integrated appliances and direct access to the rear garden. A ground floor cloakroom, useful storage cupboards and a welcoming entrance hall further enhance the functionality of the home.

To the rear, the living accommodation enjoys French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor spaces. The garden itself offers a low-maintenance patio and artificial lawn with gated rear access, making it ideal for both relaxation and ease of upkeep.

Arranged over the upper floors are four generously sized double bedrooms, each benefiting from excellent natural light and continuing the sense of space found throughout the house. The principal bedroom occupies the top floor alongside a further bedroom and a modern shower room, while the first floor is served by a stylish family bathroom and separate WC, providing flexibility for family living or guests. Additional benefits include loft access.







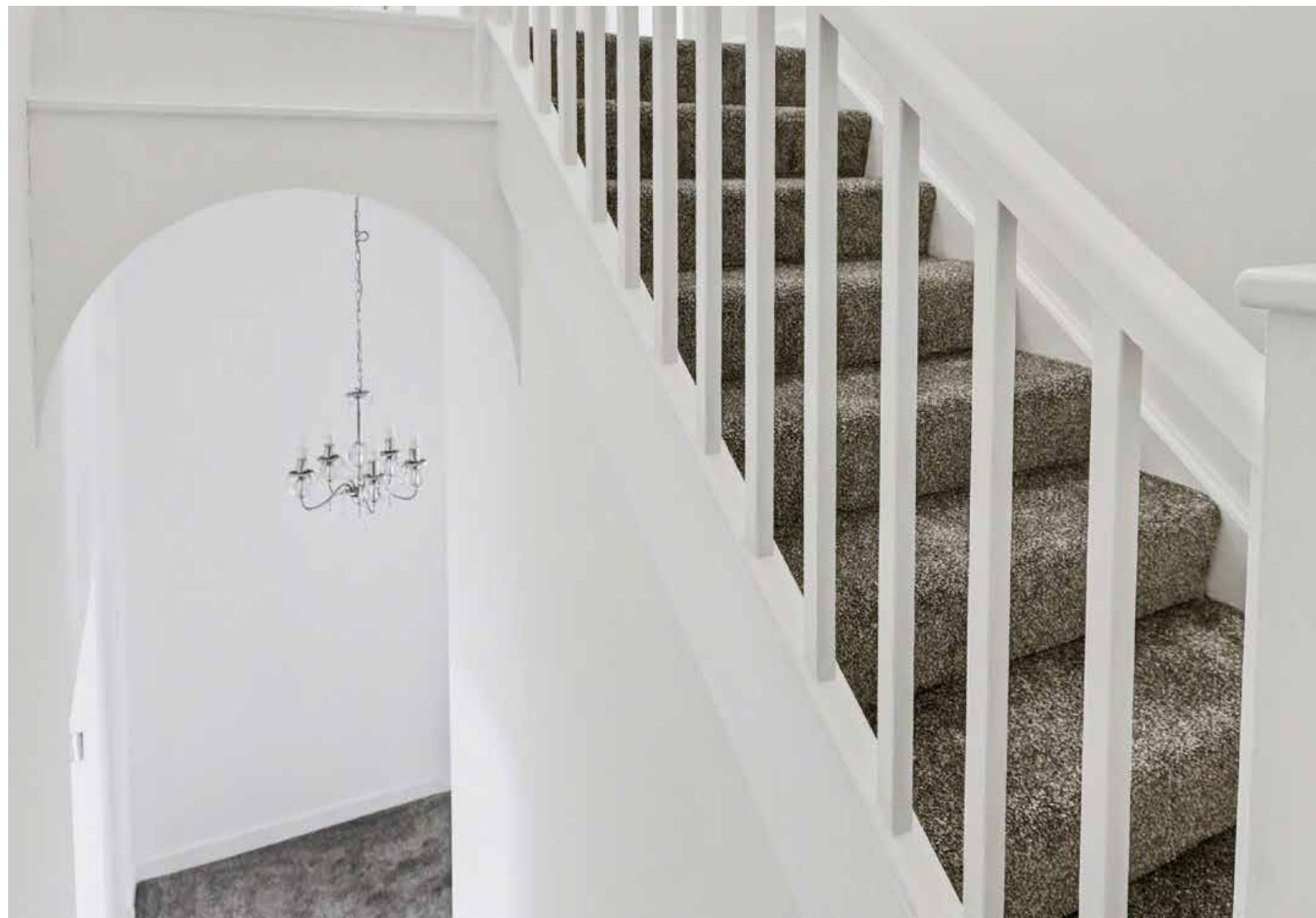






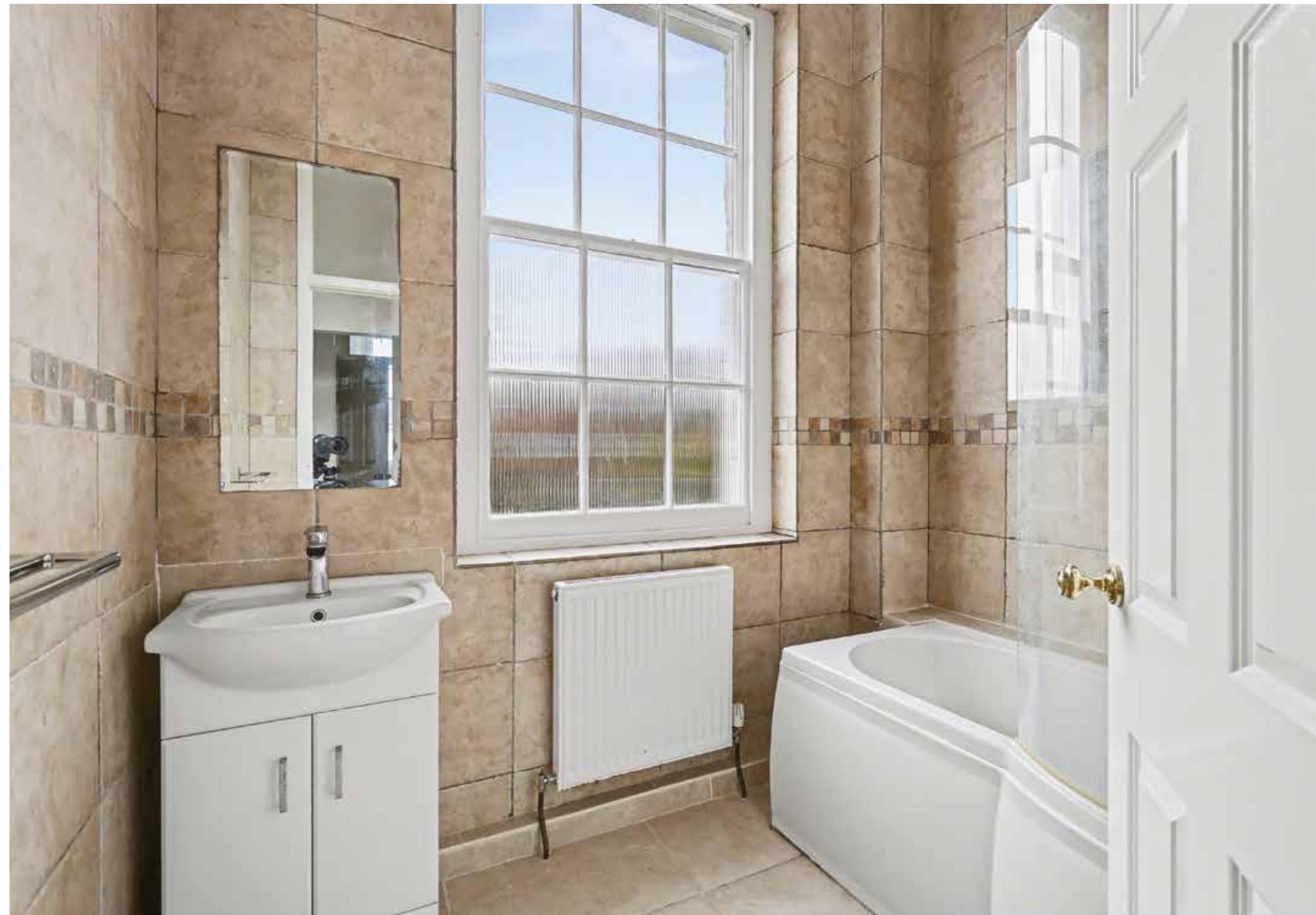


















Step Outside

The property benefits from a well-maintained rear garden, mainly laid to lawn and offering a pleasant space to relax or entertain. A paved patio provides the ideal spot for outdoor dining, while a rear gate gives convenient access to the garage and an allocated parking space beyond.

Directly across the road, a popular local park further enhances the lifestyle on offer, catering for cricket enthusiasts and a variety of other sports, with the added benefit of a much-loved water splash area for children during the summer months. The property is also ideally positioned within a short walk of Baldock High Street, providing easy access to shops, cafés and local amenities.

Altogether, this is a truly special home that effortlessly blends period elegance with modern practicality, offering generous living space in a prime central location—an exceptional townhouse ideally suited to families and professionals seeking character, convenience and lifestyle in the heart of Baldock.



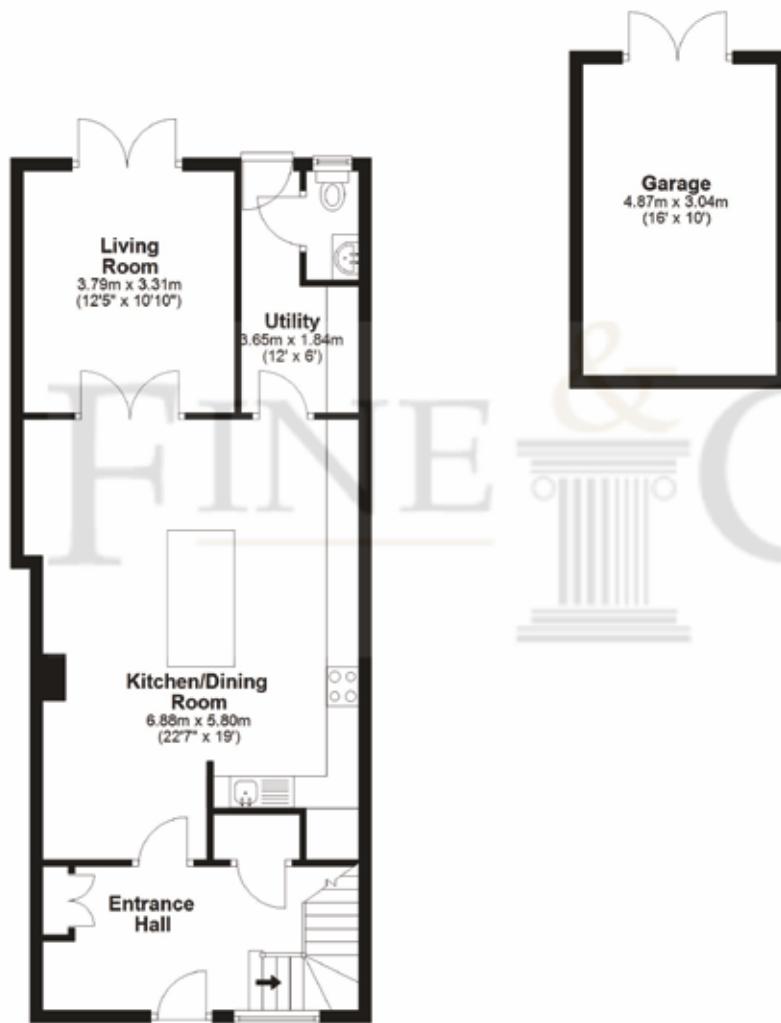
About the Area

Baldock is a historic and highly regarded market town in North Hertfordshire, known for its attractive High Street, strong sense of community and excellent range of local amenities. The town offers a variety of independent shops, cafés, public houses and restaurants, alongside well-regarded schools and leisure facilities, all set against the backdrop of surrounding countryside and scenic walking routes.

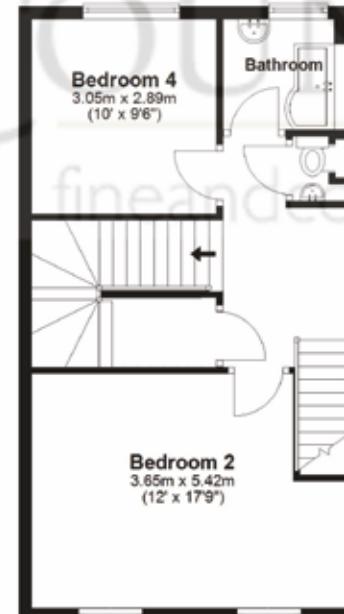
For commuters, Baldock is particularly well connected. The mainline railway station provides fast and regular services into London King's Cross and Cambridge, making it an ideal location for those needing convenient access to the capital. Road links are equally impressive, with the A1(M) and A505 nearby, offering straightforward routes to London, the M25, Luton Airport and the wider region.



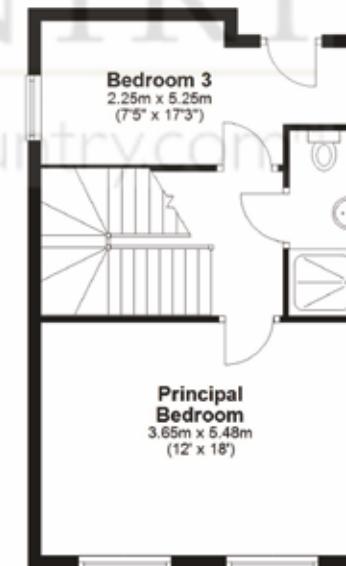
Ground Floor



First Floor



Second Floor



Council Tax Band: E
Tenure: Freehold

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 PlanitUp.



Agents notes: All measurements are approximate 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 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. Printed

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country North Hertfordshire
Tel: +44 (0)1462 222555
northherts@fineandcountry.com
Station Place, Letchworth, Hertfordshire, SG6 3AQ



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