



28 Wynn Close, Baldock, Hertfordshire. SG7 6QS





## 4 Bedroom Detached House

### £550,000 Freehold

A detached three/four bedroom property, set on one of the more desirable roads on the popular Clothall Common. The property is offered in good condition throughout and offered to the market on a chain free basis. The property boasts a lounge, extended garden room, kitchen diner, utility room, home office and bedroom on the ground floor. Upstairs are three bedrooms and a family bathroom. Outside is a generous rear garden, and off street parking to the front with access to the garage.



- Three/four bedrooms
- Detached
- Utility room
- Extended
- Garage
- Chain free
- EPC rating C. Council tax band E

**Ground Floor:****Entrance:**

Via double glazed front door. Leading to:

**Hallway:**

Laminate flooring. Doors to:

**Lounge:**

Approx. 15' 5" x 10' 5" (4.70m x 3.17m) Double glazed window to front aspect. Radiator. Laminate flooring.

**Dining Area:**

Approx. 11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to rear aspect. Radiator. Laminate flooring.

**Kitchen:**

Approx. 17' 5" x 11' 0" (5.31m x 3.35m) Range of fitted wall and base units with granite work surfaces. Oven and extractor fan. Two stainless steel sinks and drainers. Integrated fridge/freezer and dishwasher. Two double glazed windows overlooking garden and door. Tiled flooring.

**Home Office:**

Approx. 12' 0" x 8' 0" (3.66m x 2.44m) Double glazed window to front aspect. Radiator. Laminate flooring.

**Garden Room:**

Approx. 22' 0" x 9' 0" (6.71m x 2.74m) Double glazed windows to rear and side aspects. Double glazed door to garden. Double glazed ceiling. Hard wood flooring. Radiator.

**Shower Room:**

Fully tiled walls and floor. Power shower.

**Cloakroom:**

Suite comprising low level WC and hand wash basin. Laminate flooring.

**First Floor:****Landing:**

Doors to all rooms. Access to loft.

**Bedroom One:**

Approx. 18' 0" x 10' 0" (5.49m x 3.05m) Double glazed window to front aspect. Radiator. Laminate flooring.

**Bedroom Two:**

Approx. 11' 0" x 11' 5" (3.35m x 3.48m) Double glazed window to rear aspect. Radiator. Laminate flooring.

**Bedroom Three:**

Approx. 8' 0" x 7' 5" (2.44m x 2.26m) Double glazed window to front aspect. Radiator. Laminate flooring.

**Bathroom:**

Fully tiled walls with suite comprising low level WC, hand wash basin, panelled bath and power shower. Double glazed window to rear aspect.

**Outside:****Rear Garden:**

Mainly laid to lawn with flower bed borders and paved patio area.

**To the Front:**

Off street parking.

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

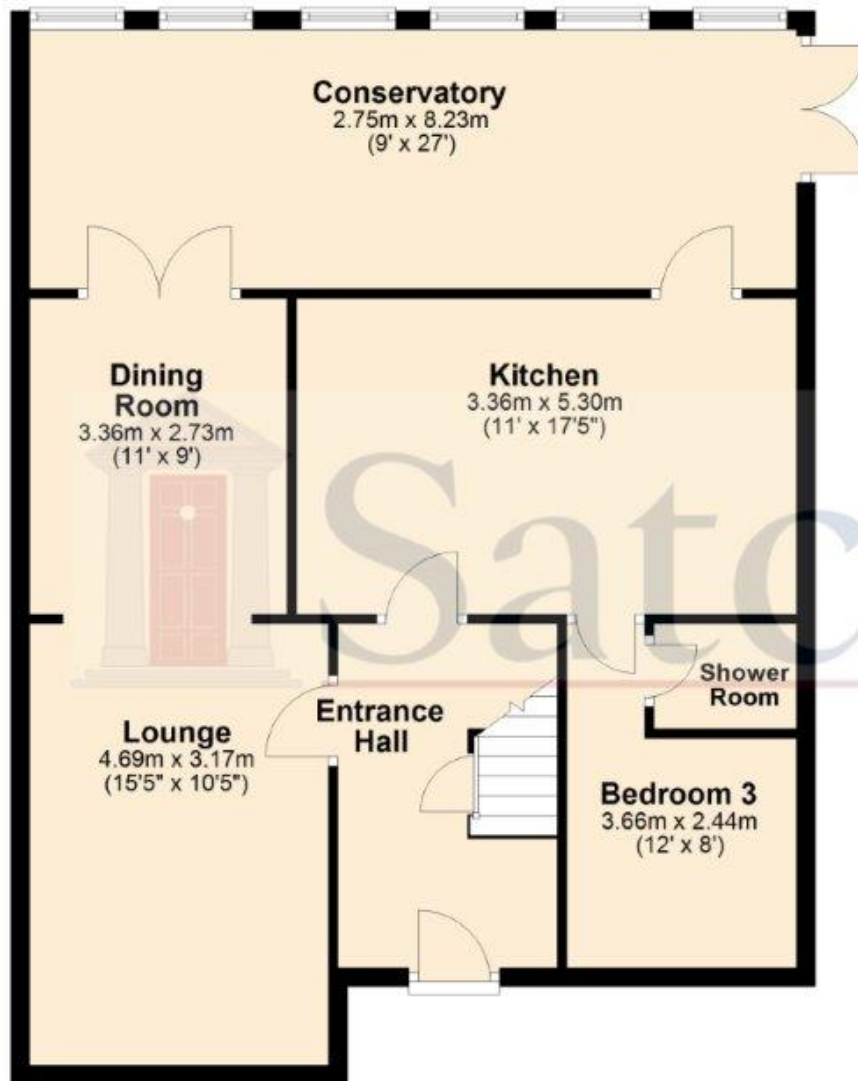
Draft details yet to be approved by the vendor and may be subject to change.



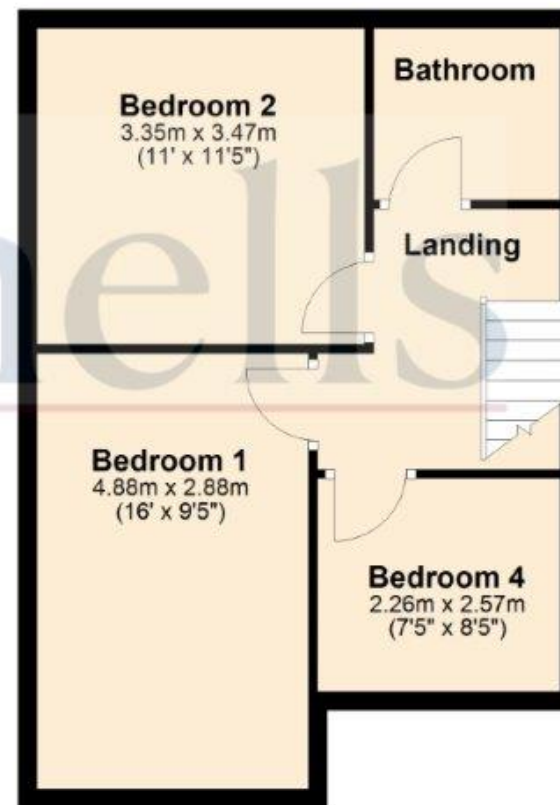


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.