



Nightingale Way

Baldock,
Hertfordshire, SG7 6JT
Freehold £435,000

country
properties

A very well presented, light and spacious 3 double bedroom end terrace family home with ample scope for further extension STPP! This fantastic home located on Nightingale Way, Baldock offers a generous size lounge, Kitchen, bathroom and approx. 20ft garden room on the ground floor with three true double bedrooms on the first. Externally the property benefits from a walled & gated frontage laid to block paving providing parking for multiple vehicles with a large gated access area at the side providing excellent extension potential and leading to the rear garden overlooking playing fields to the rear. An excellent home that would suit a growing family!

- Fantastic 3 double bedroom end terrace home
- Driveway providing off road parking for multiple vehicles
- Approx 20ft garden room
- Ample scope for further extension STPP
- Attractive rear garden backing on to playing fields
- Council Tax Band: C - EPC Band: D

Accommodation

Entrance Hall

Stairs to first floor. Doors to:

Bathroom

Window to side aspect, heated towel radiator, WC, wash hand basin, smart mirror/cabinet, bath with shower attachment over & screen.

Lounge

Window to front aspect, radiator x 2, gas fire with timber mantle, marble surround & hearth, bi-folding door to garden room.

Kitchen

12' 0" x 10' 9" (3.66m x 3.28m) - Radiator, window to rear aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, large range cooker, space for dishwasher, fridge freezer, large under stairs utility cupboard housing modern combi boiler and washing machine, breakfast bar with storage unit under, door to Garden room.

Garden Room

19' 3" x 9' 9" (5.87m x 2.97m) - Fully glazed to rear, radiator, French doors to rear garden.



First Floor

Landing

Radiator, window to side aspect, loft hatch. Doors to:

Bedroom One

15' 10" (max) x 11' 0" (4.83m x 3.35m) – Window to rear aspect, radiator, gaming recess area.

Bedroom Two

15' 8" (max) x 8' 3" (4.78m x 2.51m) – Window to front aspect, radiator.

Bedroom Three

10' 7" x 8' 2" (3.23m x 2.49m) – Window to rear, radiator.

External

Front

Walled and gated frontage laid to block paving providing parking for multiple vehicles, gated access at side to rear. Large external store cupboard.

Side/Rear

Versatile space to side laid to hard standing, providing scope for extension/bin store/clothes drying/further parking. This leads to an Easterly facing rear garden laid to lawn with established beds and borders, patio area at head, timber storage shed with light & power, backing on to playing fields.

Agent's Notes

Baldock

Baldock is a historic market town located within Hertfordshire County which benefits from having a main line railway station with connecting links to London and Cambridge. The town centre has lots to offer with local amenities such as high street shops, popular public houses, restaurants, local butchers, and cafes. Baldock is very popular for commuters as it is directly situated on the A1 and has good links onto the A505 and A10. This property is well located within Baldock being a very short walking distance away from the sought after Knights Templar Secondary School.

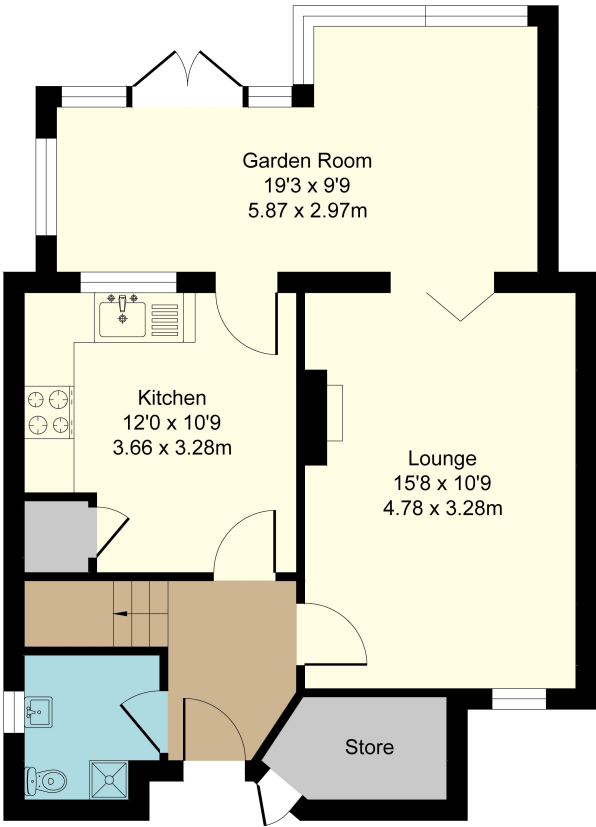




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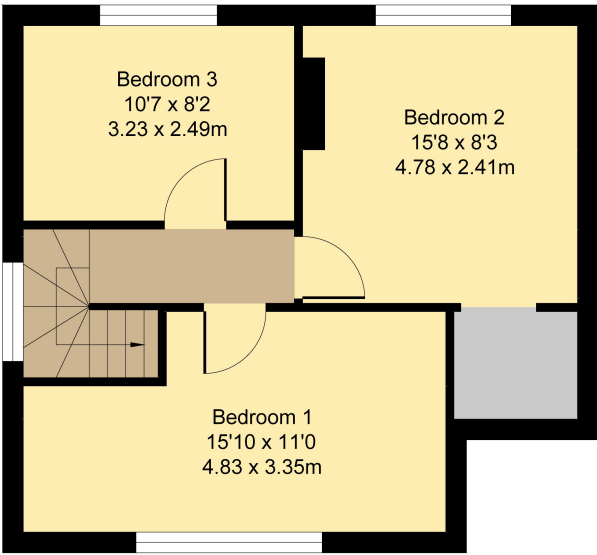
Ground Floor

Area: 53.5 m² ... 576 ft²



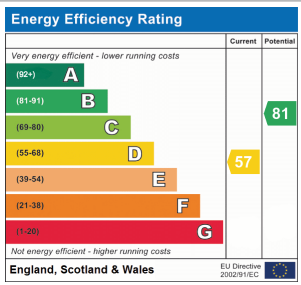
First Floor

Area: 38.8 m² ... 418 ft²



Total Area: 92.3 m² ... 994 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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