



43, Sale Drive

Clothall Common, Baldock,
Hertfordshire, SG7 6NS

Freehold £415,000

COUNTRY PROPERTIES

PART OF HUNTERS

A superb three-bedroom, semi-detached home situated on the popular Clothall Common development with only a six minute walk (as per Google Maps) to Baldock train station. The property has a conservatory extension to the ground floor that is currently used as an additional seating area but would also lend itself to a lovely space for dining whilst enjoying the view over the garden.

- Well presented throughout
- Three-bedroom semi-detached house
- Garage and off-road parking
- Conservatory - usable all year round
- Ground floor cloakroom
- Walking distance to Baldock train station
- Close to shops and schools

Ground Floor

Entrance Hall

Window to side aspect. Radiator. Doors to lounge and cloakroom.

Cloakroom

Low level W.C. Wash hand basin. Radiator. Window to front aspect.

Lounge

14' 5" x 15' 6" (4.39m x 4.72m)
Window to front aspect. Stairs to first floor.
Gas feature fireplace with mantle surround.
Radiator.

Kitchen

14' 5" x 8' 3" (4.39m x 2.51m)
Window to rear aspect and door to conservatory. Range of base units. Space for washing machine, dishwasher, fridge and freezer. Electric cooker with gas hob and extractor above.

Conservatory

9' 3" x 11' 8" (2.82m x 3.56m)
Brick base with French Doors to Garden.

First Floor

Bedroom 1

8' 3" x 10' 7" (2.51m x 3.23m)
Window to rear aspect. Radiator.

Bedroom 2

13' 3" x 8' 2" (4.04m x 2.49m)
Window to front aspect. Built-in-wardrobe.
Radiator.



Bedroom 3

5' 10" x 7' 2" (1.78m x 2.18m) plus door recess.

Window to front aspect. Radiator. Hatch to loft void. Airing cupboard housing hot water tank.

Bathroom

Three piece suite comprising of bath with shower over. wash hand basin and low level W.C.

Outside

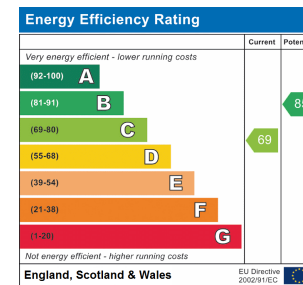
Garage

Single with off-road parking directly in front for 1 vehicle.

Garden

Gated access at side to front. Enclosed with wooden fencing. Lawn with plants and shrubs to the borders. Patio area.





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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