



12 St Marys Way, Baldock, Hertfordshire. SG7 6JF





3 Bedroom Semi-Detached House

£500,000 Freehold

A beautifully presented and extended three bedroom semi-detached family home, offering easy access to Baldock town centre, train station and charming High Street. Offering two reception rooms, an extended kitchen and shower room on the ground floor. On the first floor are three double bedrooms and family bathroom. Outside, there is a generous size rear garden, with a stunning seating area. This property has been newly refurbished throughout and is in immaculate condition. Viewings highly recommended.



- Beautiful condition
- Three bedrooms
- Extended
- Generous garden
- Semi-detached
- Central location
- Viewings highly recommended
- EPC rating C. Council tax band A

Ground Floor:

Entrance:

Via double glazed front door.

Hallway:

Under stairs storage cupboard. Doors and stairs to :

Reception Room One:

Abt. 15' 0" x 10' 5" (4.57m x 3.17m) Double glazed window to front aspect. Radiator. Log burner. Fitted carpets.

Reception Room Two:

Abt. 18' 0" x 11' 5" (5.49m x 3.48m) Double glazed bi-fold doors leading to the rear garden (rear aspect). Radiator. Sky light. Laminate flooring.

Kitchen:

Abt. 22' 0" x 10' 0" (6.71m x 3.05m) Double glazed doors/window to rear aspect. Range of fitted wall and base units. Composite sink and drainer. Under floor heating, Sky light, Tiled flooring.

Utility:

Abt. 10' 0" x 7' 5" (3.05m x 2.26m) Integrated appliance. Plumbing for washing machine. Range of wall and base units. Double glazed door to side aspect.

Shower Room:

Suite comprising glass panelled shower screen, low level WC and hand wash basin. Radiator. Double glazed window to rear aspect. Tiled & Under floor heating.

First Floor:

Landing:

Double glazed window to side aspect. Fitted carpets. Doors to:

Bedroom One:

Abt. 14' 5" x 10' 0" (4.39m x 3.05m) Double glazed window to rear aspect. Radiator. Fitted wardrobes. Fitted carpets.

Bedroom Two:

Abt. 10' 5" x 8' 0" (3.17m x 2.44m) Double glazed window to front aspect. Radiator. Fitted carpets.

Bedroom Three:

Abt. 13' 0" x 7' 5" (3.96m x 2.26m) Double glazed window to front aspect. Radiator. Built-in storage. Fitted carpets.

Bathroom:

Suite comprising panelled bath, low level WC and pedestal hand wash basin. Radiator. Double glazed window to rear aspect. Laminate flooring.

Outside:

Gardens:

Rear garden comprising patio/decking seating area. Larger than average 'second' garden mainly laid to lawn with two good sized outside storage units.

Additional Information:

Agents Note:

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

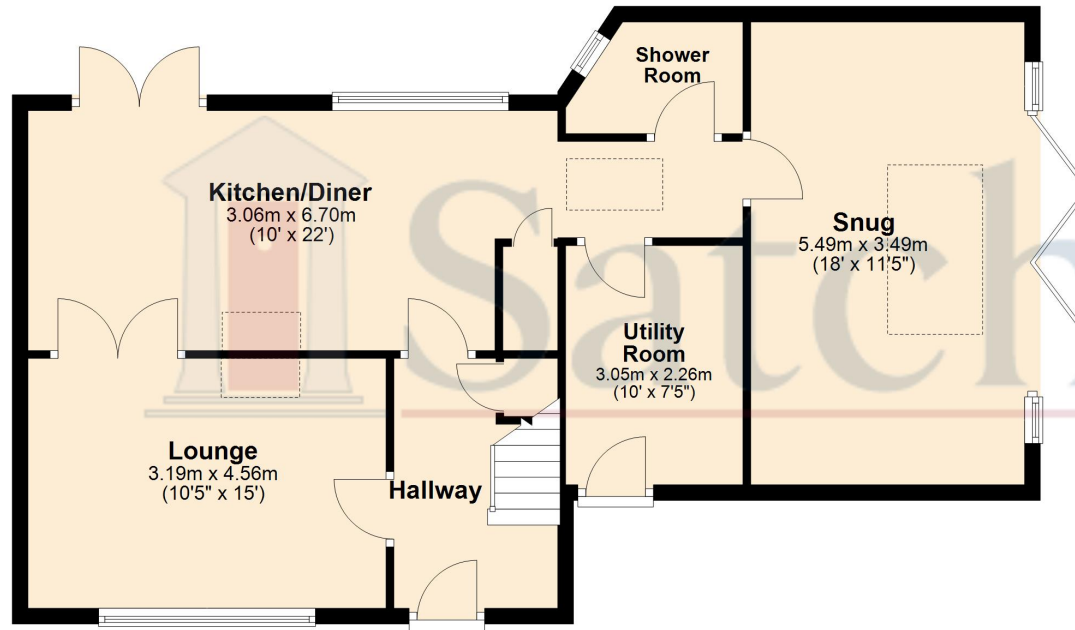




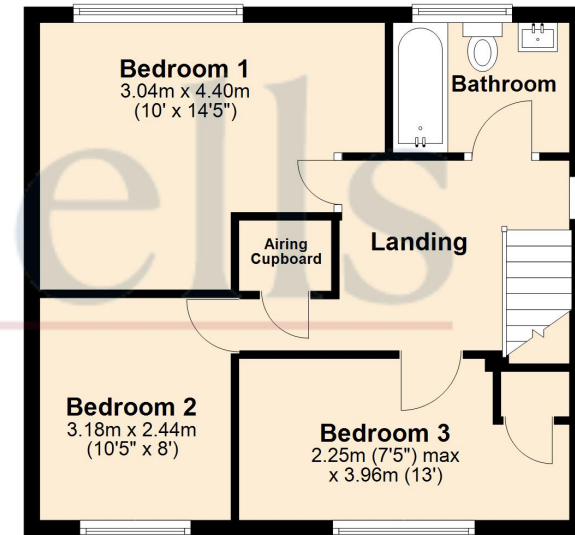
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Ground Floor



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.