



# Icknield Way

Baldock,  
Hertfordshire, SG7 5AJ  
OIEO £500,000

country  
properties

Perfectly situated on Icknield Way in the charming market town of Baldock, this generously proportioned home offers approximately 1,108 sq. ft. of well-planned accommodation arranged over two floors.

The property provides versatile living space, including three bedrooms, a family bathroom, two reception rooms, a home office and a ground floor WC, making it ideal for modern family life.

On the ground floor, a welcoming entrance hall leads through to a useful store/utility room, a spacious dining room ideal for entertaining, and a modern fitted kitchen with ample storage and work surfaces. The living room is a standout feature, offering a comfortable and stylish space complete with a log burner and bi-fold doors opening onto the garden, creating a seamless indoor-outdoor flow. A separate home office provides the perfect space for remote working.

Upstairs, the first floor hosts three well-proportioned bedrooms, including a particularly generous principal bedroom fitted with built-in wardrobes to three sides, offering excellent storage. The accommodation is completed by a contemporary family bathroom, fitted with both a bath and separate shower to suit a range of needs.

Externally, the property continues to impress with a private rear garden of a good size, thoughtfully arranged to suit both relaxation and entertaining. A stunning decked seating area with pergola provides an ideal space for outdoor dining, complemented by a lawn area and mature planted borders. To the rear of the garden, a sizeable studio offers excellent versatility, perfect for use as a workshop, craft room or additional home office.

The front the property also offers off street parking.

This well-maintained and thoughtfully arranged home combines practical living with stylish features, offering a fantastic opportunity for buyers seeking space, flexibility and a convenient location.

#### Location

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.

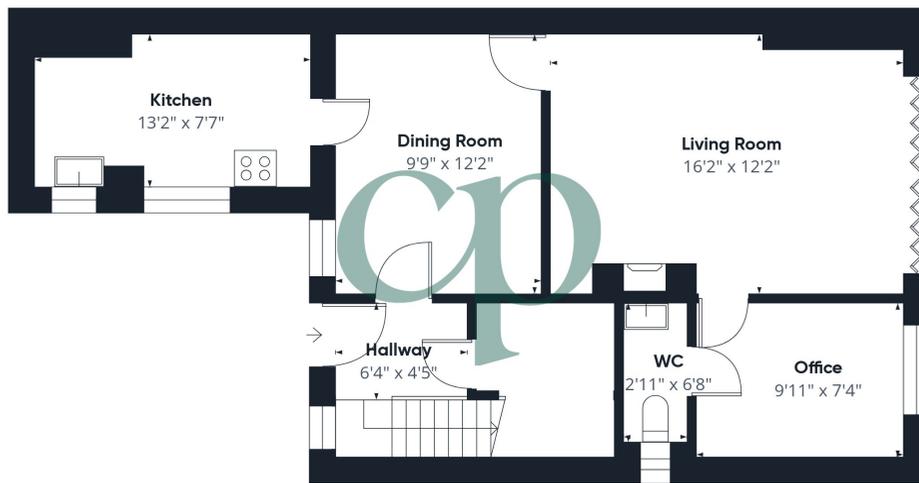
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- 3 Bedrooms - 1 Bathroom - 1 Cloak Room - 2 Reception Rooms - 1 Office
- Freehold - Semi Detached Family Home
- Central Baldock Location - With Off-road Parking
- Landscaped Garden - Ideal for entertaining
- Council Tax Band C - EPC TBC

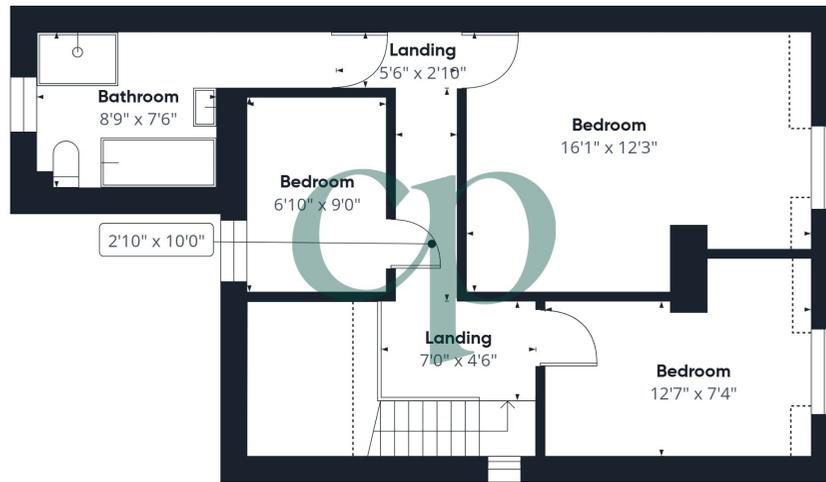








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1108 ft<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

country  
properties

country  
properties