



Kings Mount, Baldock, Hertfordshire. SG7 6FP

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## 4 Bedroom Detached House

### £700,000 Freehold

Satchells Estate Agents presents to market this brilliant size four bedroom detached property located in the heart of Baldock. This family home offers a beautiful kitchen, brilliant size lounge, utility room, sitting room and WC on the ground floor. On the first floor are four double bedrooms and a family bathroom with the principal bedroom including an ensuite. Outside includes a low maintenance garden to the front and rear with a patio seating area. This property also has to offer private parking for three cars and a garage. Early Viewings Highly Recommended!

- Four double bedrooms
- Beautiful condition
- Gas central heating / double glazing
- Town centre location
- Close proximity to amenities
- Ensuite
- Garage
- Private parking
- Detached
- EPC rating C. Council tax band F

## **Ground Floor**

### **Entrance:**

Via double glazed front door.

### **Hallway:**

Laminate flooring, radiator, understairs storage cupboard.

### **Cloakroom:**

Frosted window to front aspect, low level WC, vanity hand wash basin, radiator, tiled floor.

### **Sitting Room:**

Abt. 15' 5" x 10' 8" (4.70m x 3.25m) Two double glazed windows to the front aspect, laminate flooring, multi-fuel burner, two radiators. Patio doors leading to rear garden, bi-folding doors leading to:

### **Family Room:**

Abt. 15' 9" x 11' 5" (4.80m x 3.48m) Dual aspect double glazed windows to side and rear aspect, laminate flooring, radiator.

### **Kitchen:**

Abt. 22' 4" x 10' 5" (6.81m x 3.17m) Double glazed window to front aspect. Range of base and with wall mounted units with work surfaces over. Stainless steel sink with mixer tap and drainer. Integral appliances to include dishwasher and wine cooler. Space for American style fridge/freezer and 5 ring gas oven with stainless steel splash back and extractor fan over.

## **Utility Room:**

Abt. 7' 2" x 5' 8" (2.18m x 1.73m) Range of base and wall mounted units with work surfaces over. Stainless steel sink with mixer tap and drainer. Wall mounted boiler. Space for washing machine. Integrated dryer. Radiator.

## **First Floor**

### **Landing:**

Spacious throughout, large airing cupboard, leading to:

### **Bedroom One:**

Abt. 13' 5" x 8' 8" (4.09m x 2.64m) Double glazed window to rear aspect, built-in wardrobes, fitted carpets, radiator.

### **Ensuite:**

Fully tiled to bath area. Enclosed panelled bath with mixer tap and hand held shower attachment over. Pedestal wash hand basin with mixer tap. Low level WC. Half tiled walls. Heated towel rail. Tiled floor. Frosted window to side aspect.

### **Bedroom Two:**

Abt. 11' 8" x 10' 4" (3.56m x 3.15m) Double glazed window to front aspect, fitted carpets, radiator.

### **Bedroom Three:**

Abt. 11' 5" x 8' 8" (3.48m x 2.64m) Double glazed window to rear aspect, built-in storage, fitted carpets, radiator.



**Bedroom Four:**

Abt. 10' 11" x 8' 1" (3.33m x 2.46m) Double glazed window to front aspect, fitted carpets, radiator.

**Family Bathroom:**

Enclosed panelled bath with mixer tap and shower attachment. Vanity wash hand basin with cupboard under. Low level WC with concealed system. Heated towel rail. Tiled floor.

**Outside****Outside:**

Rear garden, artificial lawn. Patio area. Rear gated access. Door to garage. External electric point. External water tap. Panelled fence surround. Front Garden, fully enclosed panelled fencing. Timber shed.

**Garage:**

Roller door with remote control, light & power, private parking for three cars.

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

Draft particulars yet to be approved by vendor and maybe subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





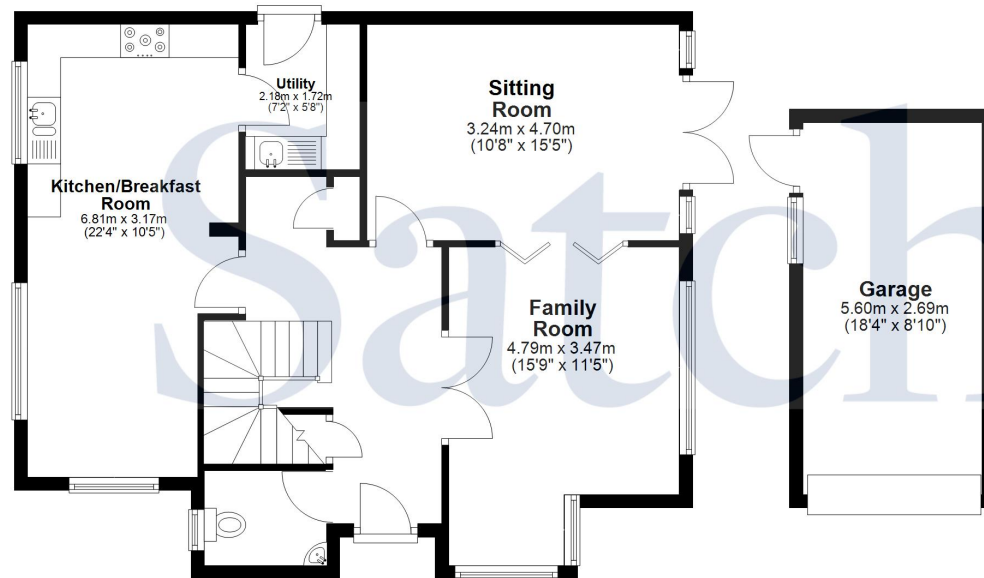


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

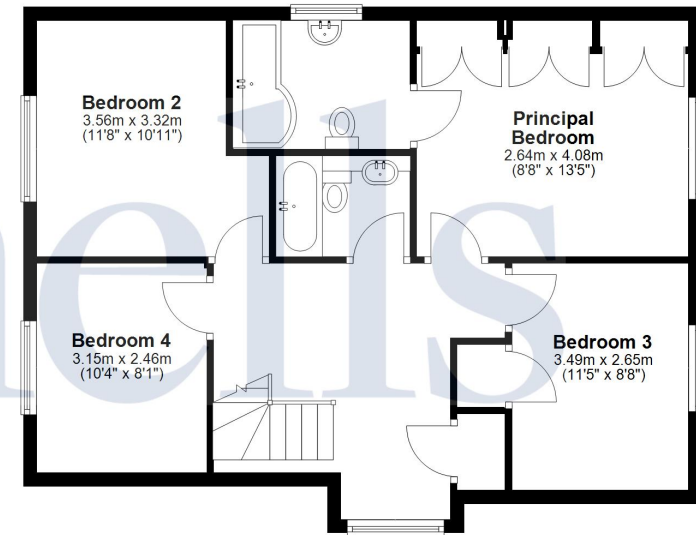
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**Ground Floor**



**First Floor**



For illustration 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.