



3 The Rowans, Baldock, Hertfordshire. SG7 6HJ





## 4 Bedroom Detached House

### Offers in Region of £550,000 Freehold

A large four bedroom detached property set in one of the most popular cul-de-sacs in Baldock. The property offers easy access to the town centre with its bustling High Street and main line train station. On the ground floor there is a large lounge, dining room, kitchen and a cloak room. Upstairs are four good sized bedrooms and a family bathroom. Outside is a nice sized rear garden, to the front is ample off street parking and a garage.

- Four bedrooms
- Detached
- Large lounge
- Garage
- Cul-de-sac location
- Cloakroom
- Good size throughout
- Awaiting EPC. Council tax band E

## **Ground Floor**

### **Entrance Hall:**

Door to front. Stairs to first floor. Doors to cloakroom, lounge, dining room and kitchen.

### **Cloakroom:**

Window to front. Suite comprising low level WC and wash hand basin.

### **Lounge:**

Abt. 20' 10" x 13' 3" (6.35m x 4.04m) Window to side. Door to dining room.

### **Dining Room:**

Abt. 11' 5" x 10' 2" (3.48m x 3.10m) French doors to the rear. Cupboard. Door to kitchen.

### **Kitchen:**

Abt. 10' 7" x 7' 8" (3.23m x 2.34m) Window to rear. Range of base and wall units, oven, hob and extractor. Plumbing for washing machine.

## **First Floor**

### **Landing:**

Doors to bedrooms one, two, three, four and bathroom. Cupboard.

### **Bedroom One:**

Abt. 11' 5" x 11' 8" (3.48m x 3.56m) Window to rear.

### **Bedroom Two:**

Abt. 11' 9" x 10' 3" (3.58m x 3.12m) Window to side.

### **Bedroom Three:**

Abt. 10' 8" x 10' 4" (3.25m x 3.15m) Window to side.

### **Bedroom Four:**

Abt. 9' 3" x 7' 9" (2.82m x 2.36m) Window to side.

### **Bathroom:**

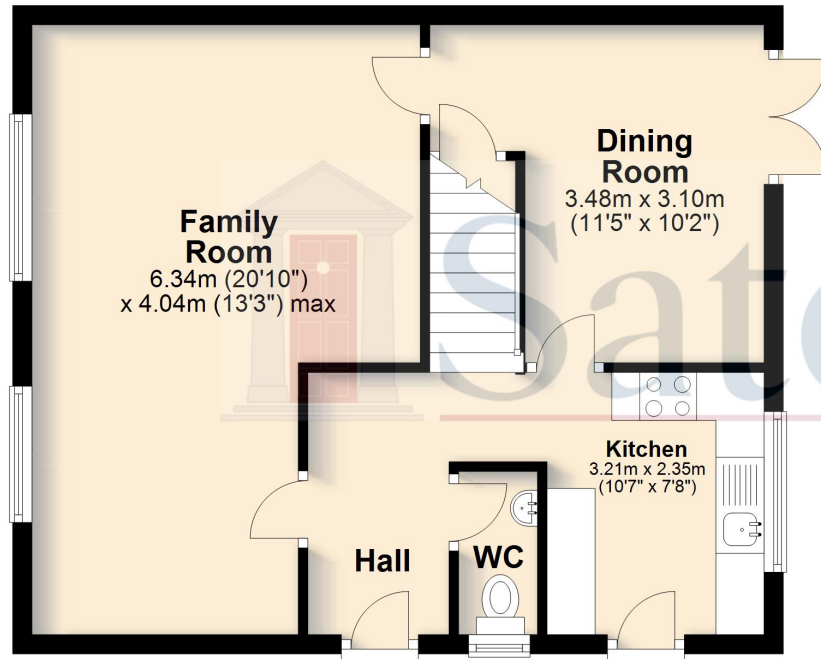
Window to front. Suite comprising bath, low level WC and wash hand basin.



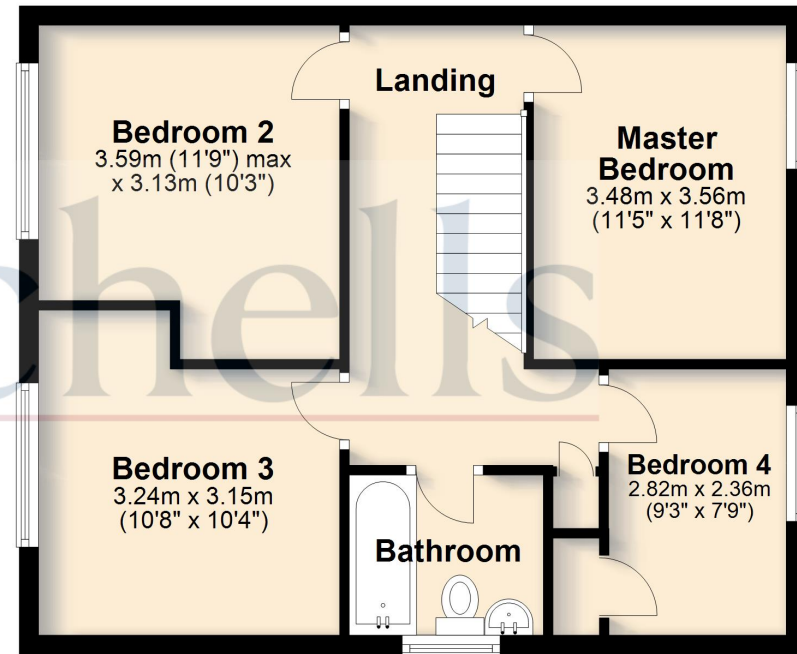


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

## 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.