



Sale Drive, Baldock Guide Price £450,000 to £500,000

Extended over time to give space that works for modern family life – without losing the liveable feel of the original home | Sociable living room at the front – bright, balanced and easy to furnish however you live | Large kitchen/diner created by the rear extension – a genuine hub with space to cook, eat and gather | Studio/home office in the former garage – ideal for hybrid working or creative projects without taking over a bedroom | Three proper double bedrooms – no box room compromise, just flexible space for growing families or guests | Stylish bathroom with separate bath and shower – perfect for both busy mornings and relaxed weekends | Ground floor WC – a simple feature that makes day-to-day family life easier | Private, well-kept garden – lawn for play, patio for relaxing, easy to enjoy without endless maintenance | Driveway to the side with side access – practical day-to-day living, bike storage or potential to adapt further | Positioned in a well-established part of Baldock – quiet enough for family life but close to everything you need



GUIDE PRICE £450k to £500K. Families tend to stay here for decades for a reason. Originally one of the classic three-bedroom homes built on Clothall Common in the mid-90s, this one has grown with its owners over 30 years to suit modern life - with a two-storey extension at the back, a front extension upstairs, and a clever link to the former garage now used as a studio. The result is a home that works brilliantly for a young couple starting a family, professionals working hybrid patterns, or anyone who wants space to live, work and entertain without heading for a huge detached house.

A good sized living room sits at the front - a bright and sociable space with clean lines and a comfortable flow. There's room here to relax properly at the end of the day or catch up with friends without feeling squeezed in. The hard flooring underfoot not only looks great but is also easier to maintain - no stained carpets. And a neutral palette makes it a space that's easy to layer your own style.

The rear extension has transformed the original kitchen-diner into a proper heart-of-the-home space. There's plenty of room here for a large table and chairs, making it easy to bring everyone together at mealtimes or host friends without feeling cramped. A range-style cooker sits at the centre of the layout, perfect for aspiring chefs or those big Sunday lunches. Generous worktop space and storage keep everything organised, and the open connection to the garden means you can cook while the kids play outside, or throw the doors open in summer and let the whole space flow.

Beyond this, the extra room created from the old garage works perfectly as a home office or studio. It's tucked away enough for focus and video calls, but close enough to be part of daily life.

All three bedrooms are genuine doubles, giving you real flexibility as life changes. There's no box room compromise here - each space can genuinely work as a child's room, guest room or even an additional workspace if needed. The main bedroom has that sense of retreat you want at the end of the day - a comfortable place to relax and recharge your batteries.

The bathroom feels fresh and spacious, with both a bath and separate shower - great for busy mornings or a proper soak in the evenings or at the weekend. For young families childrens bathtimes are also covered.

Downstairs, the cloakroom adds everyday practicality that makes a difference, whether you've got little ones or visiting friends.

The garden is neatly landscaped with a patio seating area and space for kids to play or for summer evenings outside with friends. The driveway provides practical off-road parking and space for bikes or storage, while side access makes day-to-day life easy.

Baldock sits on your doorstep - an historic market town with a proper High Street. Think indie coffee spots, an award-winning butcher, traditional pubs and cafes, all tied together by the Baldock Festival in May and the Charter Fair each October. Countryside walks and Weston Hills are close by, giving you green space without losing everyday convenience. Baldock station is within walking distance, with regular trains to King's Cross and Moorgate, and Thameslink services through Farringdon to Gatwick and down to the South Coast at Brighton, as well as north to Cambridge and Peterborough.

Heathrow is an easy connection via the Elizabeth line at Farringdon. By road, the A1(M) and A505 keep you well linked, with Luton Airport around 30 minutes away and Stansted roughly 45 minutes by car, traffic depending. Primary and secondary schools are nearby too, so pick-up runs and after-school clubs stay straightforward.

| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 15' 9" x 14' 8" (4.80m x 4.48m)

Kitchen/Diner: Approx 15' 4" x 14' 7" (4.68m x 4.45m)

Studio: Approx 16' 2" x 7' 4" (4.93m x 2.24m)

Downstairs Cloakroom: Approx 5' 9" x 2' 6" (1.75m x 0.76m)

| FIRST FLOOR

Bedroom One: Approx 13' 4" x 8' 5" (4.06m x 2.57m)

Bedroom Two: Approx 12' 9" x 8' 9" (3.88m x 2.67m)

Bedroom Three: Approx 14' 8" x 5' 11" (4.48m x 1.80m)

Bathroom: Approx 10' 9" x 8' 6" (3.28m x 2.59m)

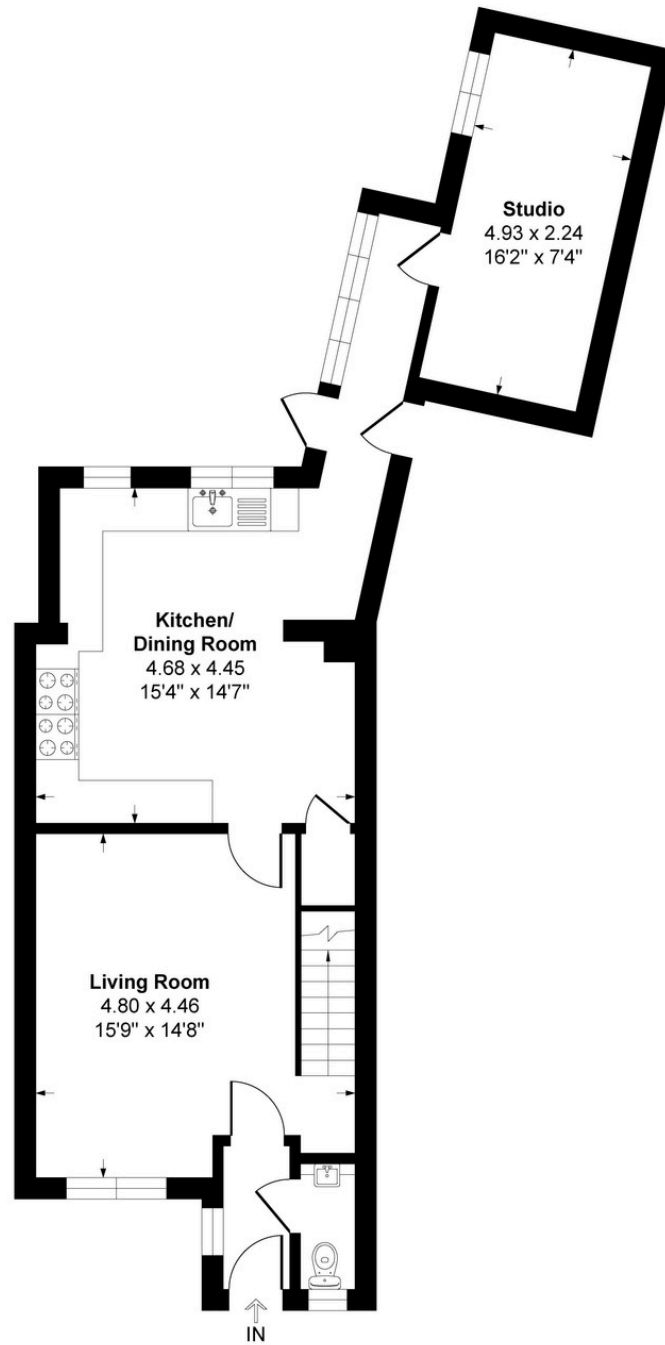
| OUTSIDE

Driveway providing off road parking for 2 cars



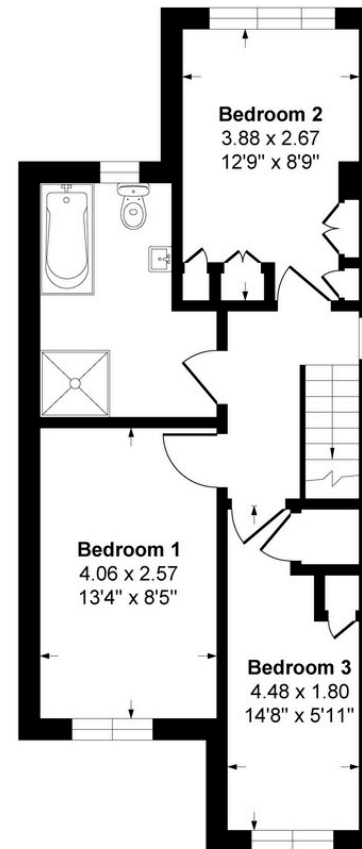
Ground Floor

Approx. 60.2 sq. metres (648.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 101.76 sq. metres (1095.3 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





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If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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