



15, Westell Close

Baldock,

Hertfordshire, SG7 6RY

Freehold - Guide Price £495,000

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properties



Deceptively spacious throughout! We are delighted to offer to the market this fantastic 3 double bedroom semi-detached family home in popular residential development which has been significantly extended and transformed throughout by the current owners. Located in Westell Close on the ever popular Clothall Common development the home now offers a fantastic modern feel and flow throughout with a vast 22ft lounge with vaulted ceiling overlooked by a gallery landing, separate dining room, cloakroom, kitchen, utility and a very large master bedroom on the ground floor. On the first floor is a family bathroom, 2 further double bedrooms and a study/dressing room. Externally, the home offers a low maintenance rear garden backing on to open farmland and driveway providing off road parking for 1-2 cars to the front. A truly impressive family home that must be seen in person to be fully appreciated!

- Beautifully presented & modernised throughout
- 3 Double bedrooms (1 en-suite)
- Fantastic 22ft lounge space with vaulted ceiling and gallery landing
- High spec fitted kitchen & separate utility space
- Views over open farmland to the rear
- Council Tax band D / EPC rating D

## Accommodation

Entrance porch to:

Lounge

22' 5" x 14' 3" (6.83m x 4.34m)

Window to the front aspect, stairs to the first floor, vaulted ceiling with gallery landing, under stairs cupboard, door to kitchen, opening to:

### Dining Room

12' 6" x 7' 2" (3.81m x 2.18m)

Radiator, Bi-folding doors to rear garden.

### Kitchen

17' 4" max x 10' 7" (5.28m x 3.23m)

Window to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral double oven/grill, induction hob with extractor over, dishwasher, wine cooler, doors to cloakroom and bed 1, opening to:

### Utility Room

8' 9" x 7' 8" (2.67m x 2.34m)

Window to the rear aspect, wall mounted and base level units with work surface over, space for a washing machine and tumble dryer under, space for large American style fridge/freezer.





## Cloakroom

WC, wash hand basin, heated towel rail.

## Bedroom One

22' 0" x 10' 4" (6.71m x 3.15m)

Window to the front aspect, radiator.

## First Floor

### Gallery Landing

Overlooking lounge, doors to:

### Family Bathroom

Window to the rear aspect, heated towel rail, bath with shower attachment, WC, wash hand basin.

### Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m)

Window to the front aspect, radiator, door to:

### En-suite

WC, wash hand basin, shower cubicle

### Bedroom Three

8' 1" x 10' 7" (2.46m x 3.23m)

Window to the rear aspect, radiator

## Study/Dressing Room

8' 1" max x 6' 2" (2.46m x 1.88m)

Window to the rear aspect, radiator, fitted wardrobe

## External

### Front

Frontage laid to hard standing with 1-2 car driveway and EV charging.

### Rear

Easterly facing walled rear garden laid to faux grass with composite decked seating area, raised borders & bar/bbq area. Gated access to street at rear and backing on to open farmland.





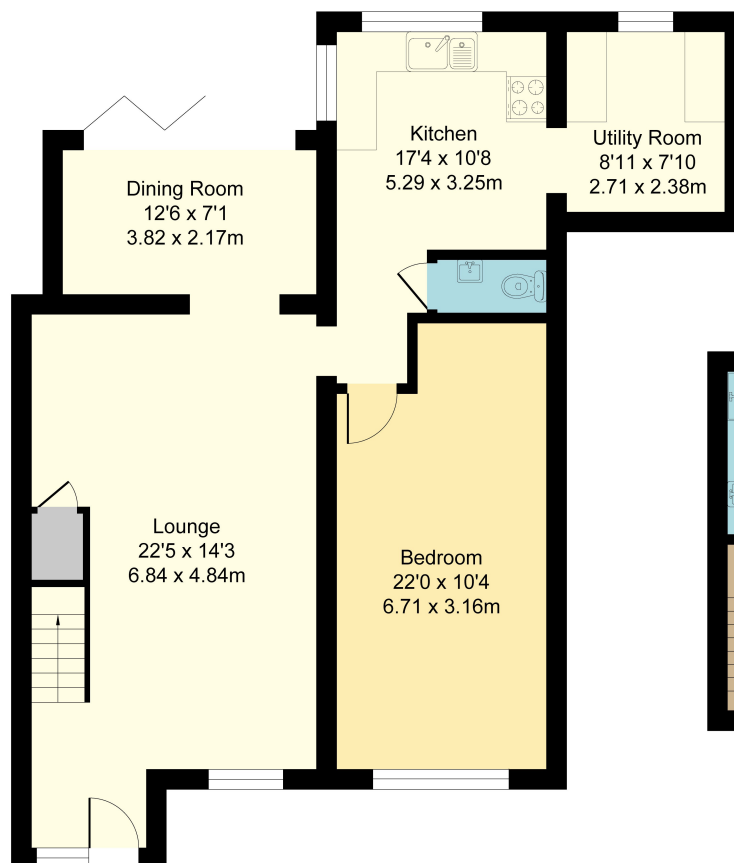




# 15 Westell close, Baldock

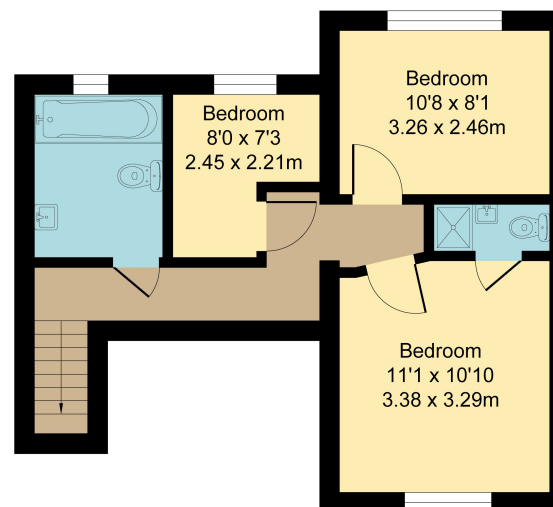
## Ground Floor

Area: 80.4 m<sup>2</sup> ... 866 ft<sup>2</sup>



## First Floor

Area: 33.2 m<sup>2</sup> ... 358 ft<sup>2</sup>



Total Area: 113.6 m<sup>2</sup> ... 1224 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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

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