



Bygrave Road, Baldock Guide Price of £500,000 To £550,000

Guide Price £500,000 to £550,000 – A home like this, with its generous living space and fantastic location, offers real value for money | 32ft kitchen/diner with bi-fold doors – The heart of the home, bringing family and friends together with space to cook, dine, and spill out into the garden on warm days | Spacious living room – A blank canvas ready for your furniture, with room to create a cosy retreat or a stylish entertaining space | Utility room and downstairs cloakroom – Practical additions that make day-to-day life easier, giving you extra storage and a separate space for laundry | Three comfortable bedrooms – All with neutral carpets, so no chilly feet in the mornings, and the main bedroom comes with built-in wardrobes | Modern bathroom with a shower over the bath – Whether you're in a rush or want to soak away the day, this space works for both | Block-paved driveway – No stress over parking, with off-road space for you and your guests right outside your front door | Just a 5 minute stroll to the Mainline STATION and less than 10 mins to the town centre - specialist artisan shops / cafes / restaurants and pubs | Within a mile of 5 good PRIMARY SCHOOLS and half a mile of Knights Templar Senior SCHOOL | Excellent Transport Links: Just a few hundred yards from Baldock mainline station, with fast connections to central London and Brighton. The A1(M) offers easy access for road commuters



GUIDE PRICE RANGE £500,000 to £550,000

Imagine a home that not only offers space for your family to grow but also a place to create lifelong memories. This semi-detached family home is perfectly situated near top-rated schools, giving your children great educational opportunities.

A standout feature is the 32ft modern kitchen/diner with large bi-folding doors leading to the rear garden—a space that effortlessly blends indoor and outdoor living. The hard flooring is ideal for busy families with kids and pets, making it easy to clean and maintain. With an electric hob and a double oven, it's a great setup for anyone who loves to cook.

The open-plan layout makes this the perfect home for entertaining. A spacious dining area has plenty of room for a large table and chairs, making it the ideal spot for family meals or gatherings with friends. The living room is another great space—ready for you to add your furniture, soft furnishings, and décor to make it your own.

A utility room and a downstairs cloakroom, both hugely beneficial for family life, complete the ground floor.

At the end of the day, when it's time to unwind, the three bedrooms are ready to provide a cosy retreat. The main bedroom has built-in wardrobes, and all three have neutral carpeting—no cold feet on winter mornings.

You'll love the modern bathroom, with a shower over the bath - perfect for a quick start to the day or a relaxing soak in the evening and young childrens bath times. If you own a car or two, the block-paved driveway at the front provides off-road parking for you and your guests.



Outside, the garden combines a lawn with well-planted beds, bringing a touch of nature without the hassle. A large patio area offers plenty of space for summer barbecues, dining outside, or simply enjoying a glass of wine on a warm evening.

Baldock mainline station is just a few hundred yards away, with a journey to central London in under 45 minutes. Stay on a little longer, and you'll be in Brighton for a day at the coast. The A1(M) also provides excellent road links north and south.

We Don't Expect This Lovely Home To Be On The Market For Long! Call today to arrange your viewing and buy before someone else does.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - TBC

| GROUND FLOOR

Living Room: Approx 14' 2" x 9' 11" (4.32m x 3.02m)

Kitchen / Breakfast Room: Approx 32' 3" x 15' 1" (9.83m x 4.60m)

Utility Room: Approx 9' 2" x 5' 4" (2.79m x 1.63m)

Downstairs Cloakroom: Approx 5' 5" x 2' 8" (1.65m x 0.81m)

| FIRST FLOOR

Bedroom One: Approx 13' 0" x 12' 10" (3.96m x 3.91m)

Bedroom Two: Approx 13' 5" x 8' 2" (4.09m x 2.49m)

Bedroom Three: Approx 12' 1" x 7' 3" (3.68m x 2.21m)

| OUTSIDE

Driveway providing off road parking to the front

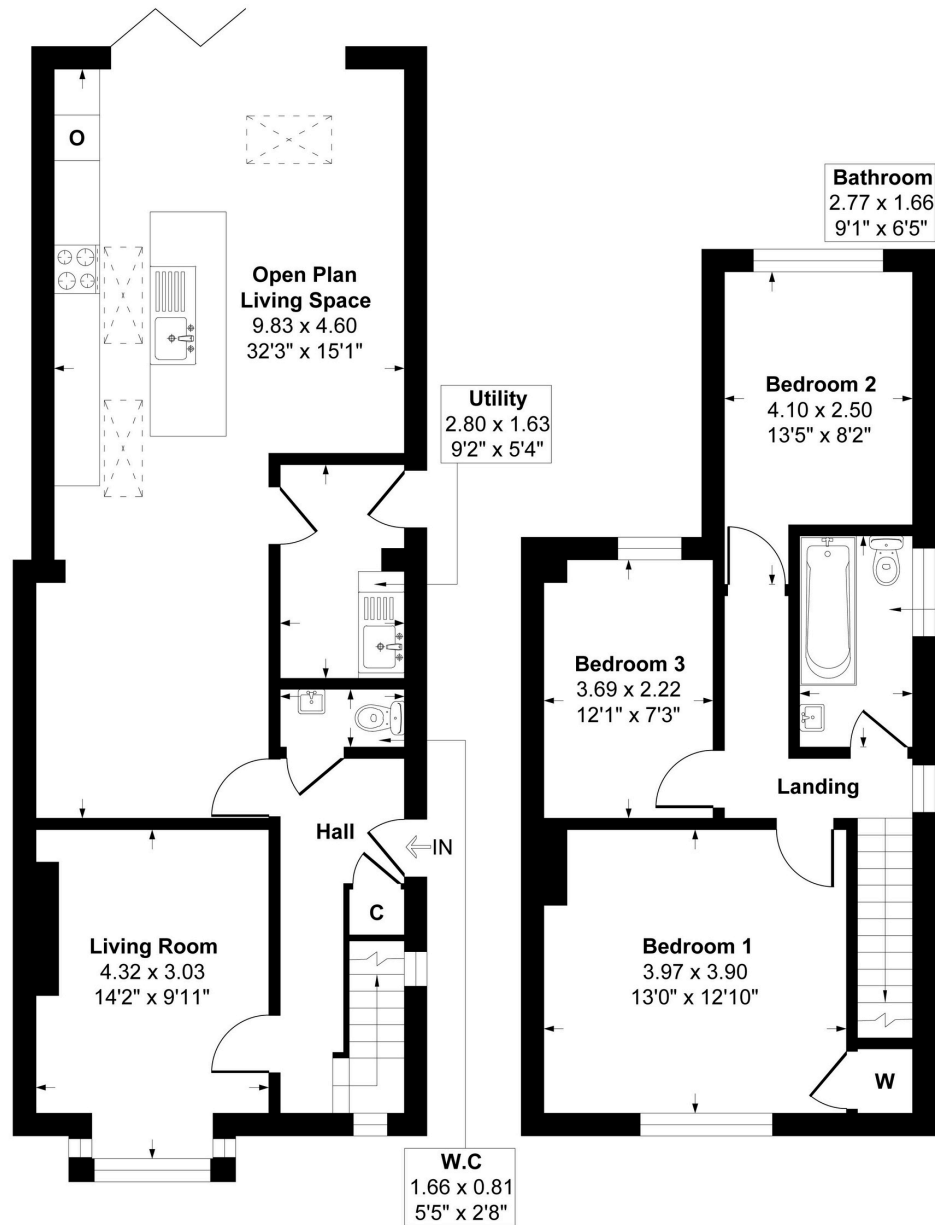


Ground Floor

Approx. 65.6 sq. metres (706.2 sq. feet)

First Floor

Approx. 44.4 sq. metres (478.6 sq. feet)



Total area: approx. 110.0 sq. metres (1184.9 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.





Need to book a viewing?

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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