



40, Roman Lane
Baldock,
Hertfordshire, SG7 6PN
Freehold - Guide Price £995,000

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Country Properties are delighted to offer to the market a stunning 4 double bedroom detached executive family home in a central location within walking distance to all local schools, amenities and transport links! Located on Roman Lane and significantly extended and refurbished to a very high standard by the current owners, the home now offers in the region of 2600 sq ft of high specification accommodation. On the ground floor are 2 very large reception rooms, study, WC, utility and a truly impressive approx. 30ft x 20ft Kitchen/Diner. On the first floor are 4 double bedrooms (2 en-suite plus dressing room to master) and spacious family bathroom. Externally the home benefits from a low maintenance wrap around garden to the rear and side with a fantastic decked, bbq, seating, roofed bar area ideal for entertaining. At the front there is driveway parking for 2 cars plus frontage laid to shingle providing further off road parking if required and gated access to the rear. A fantastic family home in a central location that must be viewed in person for the particularly spacious accommodation on offer to be truly appreciated!

- Particularly light & spacious 4 double bedroom detached executive home
- Underfloor heating and ceiling speaker sound system throughout ground floor (apart from utility & WC)
- 30ft kitchen/diner
- External lit, bar, bbq, seating /entertainment area
- High specification features throughout
- 23ft lounge with dual aspect bi folding doors to rear garden
- Master bedroom suite with vaulted ceiling, en-suite and dressing room
- Council Tax Band D & EPC rating C



Accommodation

Entrance Hallway

29' 0" x 6' 3" max (8.84m x 1.91m)

Coat & shoe storage, Stairs to first floor, doors to family room, lounge and kitchen diner.

Family Room

14' 0" x 15' 9" (4.27m x 4.80m)

Bay window to the front aspect, built in ceiling speakers, work surface with space for drinks fridge under, door to:

Study

12' 2" x 7' 2" (3.71m x 2.18m)

Window to the front aspect.

Lounge

13' 8" x 23' 0" (4.17m x 7.01m)

Window to the rear aspect, roof light, ceiling speakers, dual aspect bi-folding doors to rear garden.

Kitchen/Diner

29' 0" x 19' 2" (8.84m x 5.84m)

Window to the side aspect, window to the rear aspect, two windows to the front aspect, range of wall mounted and base level units with quartz work surface over and inset sink with drainer. Central Island with storage units under and marble work surface with breakfast bar over. Integral dishwasher, wine cooler, range master cooker with extractor hood over, space for large fridge/freezer, bi-folding doors to rear garden further external door to rear, door to utility, door to cloakroom.

Utility

8' 6" x 9' 3" (2.59m x 2.82m)

Window to the front aspect, radiator, range of wall mounted and base level units with quartz work surface over and inset sink with drainer, space for washing machine, tumble dryer and fridge/freezer, loft hatch.

Cloakroom

Window to rear aspect, radiator, WC, wash hand basin.

First Floor

Landing

Window to the rear aspect, loft hatch, airing cupboard, doors to:



Master Bedroom Suite

14' 0" x 12' 7" (4.27m x 3.84m)

Radiator, window to the front aspect, window to the side aspect, vaulted ceiling, doors to:

Dressing Room

7' 1" x 12' 2" (2.16m x 3.71m)

Window to the side aspect, radiator, built in wardrobes and vanity unit.

En-suite

12' 2" x 6' 7" (3.71m x 2.01m)

Window to the side aspect, heated towel rail, WC, double shower cubicle, free standing bath, under floor heating.

Bedroom Two

11' 2" x 14' 2" max (3.40m x 4.32m)

Window to the front aspect, radiator, built in wardrobes, storage unit drawers and desk, door to:

En-suite

11' 1" x 6' 0" (3.38m x 1.83m)

Window to the front aspect, heated towel rail, WC, wash hand basin, double shower, under floor heating.

Bedroom Three

14' 2" x 11' 10" (4.32m x 3.61m)

Window to the rear aspect, radiator.

Bedroom Four

14' 1" x 8' 2" (4.29m x 2.49m)

Window to the front aspect, radiator.



Family Bathroom

10' 2" x 8' 0" (3.10m x 2.44m)

Window to the rear aspect, heated towel rail, WC, wash hand basin, free standing bath, shower cubicle, under floor heating.

External

Front

2 Car driveway and frontage laid to shingle providing further off road parking if required, gated access to rear at side.

Rear

Wrap around garden to side and rear with low maintenance faux grass. Large lit decked BBQ, seating area with roofed bar, speaker system and patio area. Gated access to rear at side.





Approximate Gross Internal Area
 Ground Floor = 140.8 sq m / 1,515 sq ft
 First Floor = 99.9 sq m / 1,075 sq ft
 Total = 240.7 sq m / 2,590 sq ft

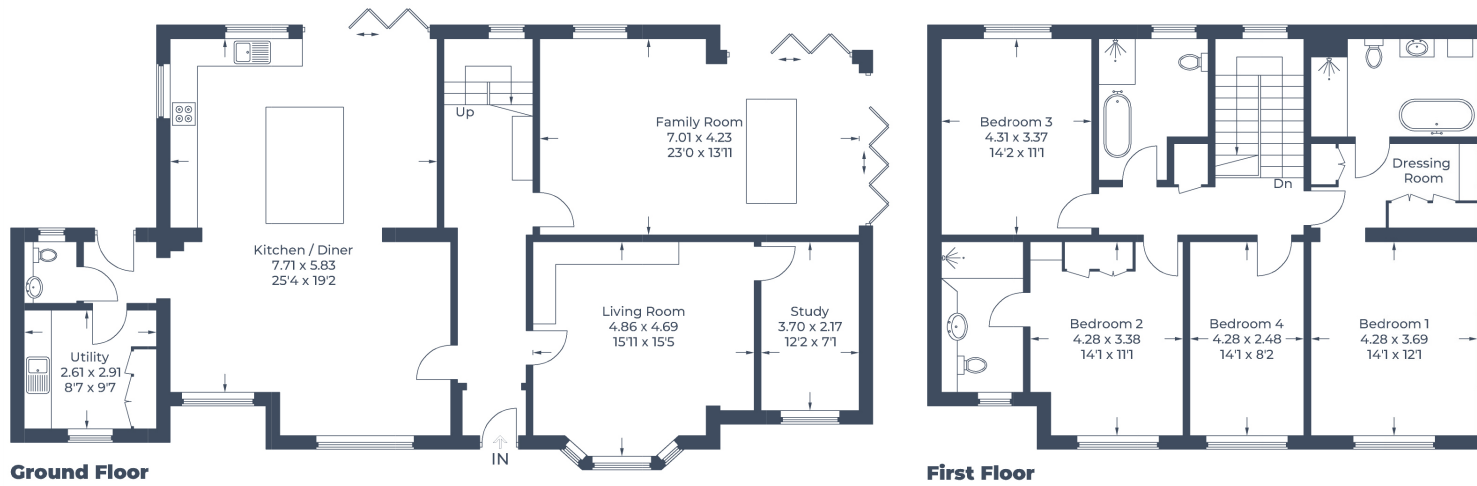


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 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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