



9 Aldridge Court, Baldock, Hertfordshire. SG7 5TA







## 3 Bedroom Semi-Detached House

### £675,000 Freehold

Set within walking distance of Baldock's Historic High Street, is this three bedroom semi-detached property. Offering spacious accommodation throughout, it boasts a stunning open plan dining/family room, spacious kitchen and converted garage/utility. Upstairs are three double bedrooms with the principle room offering a walk-in dressing room & en-suite. Outside is a beautiful, larger than average, rear garden and off street parking for two cars at the front.

- Private Development
- Town Centre Location
- Chain Free
- Good Condition
- Off Street Parking
- Large Garden
- Viewing Recommended
- EPC rating D. Council tax band F

## Ground Floor

### Ground Floor:

Underfloor heating throughout.

### Entrance:

Entrance via wooden front door.

### Hallway:

Fully tiled flooring, access to all rooms.

### Kitchen:

Abt. 13' 0" x 11' 0" (3.96m x 3.35m) Range of new style wall and base units, sink and drainer unit. Combination oven with microwave and warming drawer; induction hob; extractor hood; built in dishwasher; quartz surfaces. Freestanding fridge/freezer. Tiled flooring.

### Lounge/Dining Room:

Abt. 25' 0" x 16' 5" (7.62m x 5.00m) Two double glazed windows to rear aspect and French doors to rear garden. Fire place.

### Cloakroom:

Two piece suite comprising low level WC and wash hand basin with fitted maple wooden cupboard, Jack and Jill doorway to utility room with access to garage. Under stair cupboard.

## First Floor

### Landing:

A spacious landing fitted carpet, doors to:

### Principal Bedroom:

Abt. 17' 0" x 12' 0" (5.18m x 3.66m) Double glazed window to front aspect, radiator, fitted carpets, two built in wardrobes, and walk in dressing room.

### En-suite:

Suite comprising low level WC, panelled bath, wash hand basin and walk in shower cubicle, and radiator.

### Bedroom Two:

Abt. 12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to rear aspect, radiator, fitted carpet, and fitted cupboards. Walk in wardrobe.

### Bedroom Three:

Abt. 10' 5" x 12' 0" (3.17m x 3.66m) Double glazed window to rear aspect, radiator, two fitted wardrobes, and fitted carpet.

### Bathroom:

Suite comprising low level WC, panelled bath, vanity wash hand basin, and radiator.

## Outside

### Outside:

Outside walled rear garden with paved area and Astro lawn area, side gate access to front, off street parking for two cars.

### Garage:

External and internal access.

### Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.



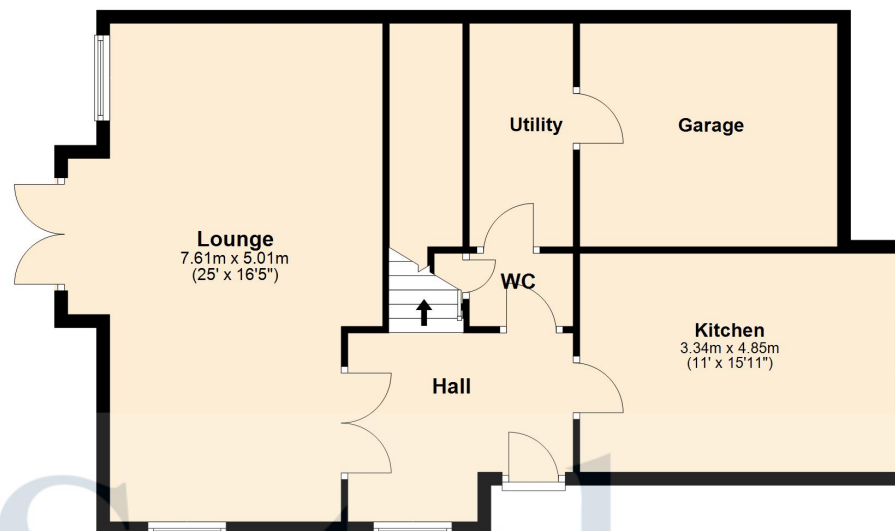




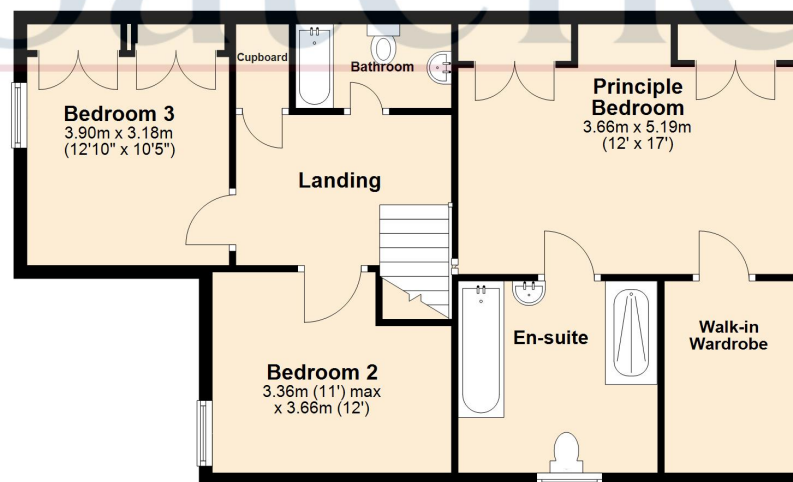
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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