



27 Brewery Lane, Baldock, Hertfordshire. SG7 5AT

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# 4 Bedroom Detached House

## Offers in Region of £900,000

### Freehold

A stunning four bedroom detached property set in the heart of Baldock. The property boasts an incredible open plan kitchen/family room that wraps around the whole back of the property. There is a bright and airy lounge, a fantastic utility room, and a downstairs cloakroom makes up the last of the downstairs accommodation. Upstairs are four bedrooms, three being doubles with the master bedroom having a dressing room and en-suite. There is also a family bathroom and an additional WC. Outside, the property has a lovely mature rear garden, a garage and off street parking. The property is offered to the market on a chain free basis.



- Four bedrooms
- Detached
- Garage
- Extended
- Central location
- Stunning condition
- Chain free
- EPC rating C. Council tax band F

**Ground Floor:****Lounge:**

Abt. 16' 2" x 17' 4" (4.93m x 5.28m) Double glazed windows to front and side aspects. Two radiators. Fitted carpet.

**Open Plan Kitchen/Family Area:**

Abt. 20' 4" x 25' 7" max (6.20m x 7.80m max) Range of fitted wall and base units with stone work tops. Sink unit, integrated dishwasher, double oven, one with a warming drawer integrated microwave, induction hob, extractor fan and microwave. Double glazed window and doors to garden. Tiled and hard wood flooring. Two radiators.

**Utility:**

Abt. 7' 6" x 11' 2" (2.29m x 3.40m) Range of wall and base units with stone work tops. Stainless steel sink and drainer. Double glazed window and door to garden. Radiator. Tiled floor. Access to garden and garage.

**Cloakroom:**

Suite comprising low level WC and hand wash basin. Radiator. Tiled flooring.

**First Floor:****Principal Bedroom:**

Abt. 16' 2" x 11' 6" (4.93m x 3.51m) Double glazed window to front aspect. Radiator. Range of fitted wardrobes. Fitted carpet. Opening into walk-in dressing room. Double glazed window to front aspect. Radiator.

**En-Suite:**

Double glazed window. Radiator. Tiled flooring.

**Bedroom Two:**

Abt. 11' 1" x 9' 3" (3.38m x 2.82m) Double glazed window. Radiator. Fitted carpet.

**Bedroom Three:**

Abt. 12' 5" x 5' 2" (3.78m x 1.57m) Double glazed window. Radiator. Wood effect laminate flooring.

**Bedroom Four:**

Abt. 11' 2" x 8' 2" (3.40m x 2.49m) Double glazed window. Radiator. Fitted carpet.

**Family Bathroom:**

Suite comprising tiled bath, separate shower, low level WC and hand wash basin. Heated towel rail. Double glazed window. Tiled floor.

**WC:**

Suite comprising low level WC and hand wash basin. Tiled floor.

**Outside:****Front Garden:**

Off street parking for up to three cars and access to garage.

**Rear Garden:**

Larger than average rear garden, mainly laid to lawn with a decked area and manicured border.

**Garage:**

15' 1" x 11' 10" (4.60m x 3.61m) Abt. 15' 1" x 11' 10" (4.60m x 3.61m) Large garage with access to the utility room.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

**Anti-Money Laundering:**

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

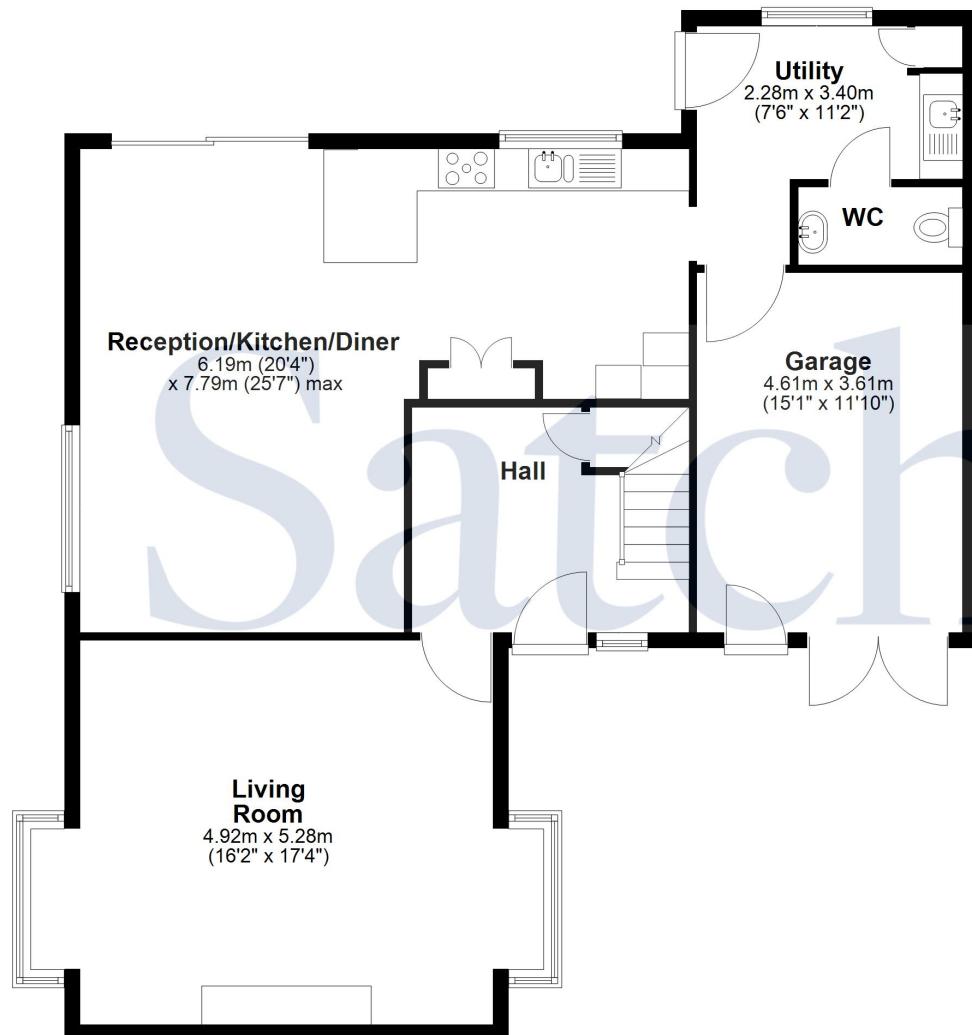




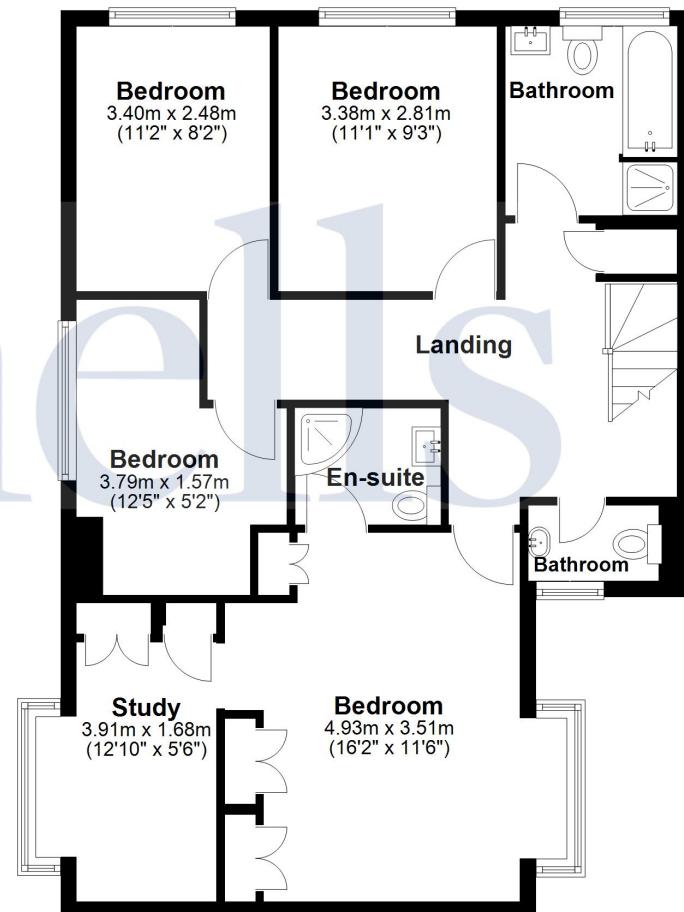
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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## Ground Floor



## First Floor



For illustration 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.

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