



Norton Road, Baldock Guide Price £775,000 to £825,000

GUIDE PRICE - £775k to £825k - possible QUICK MOVE | Modern Bespoke Kitchen: Perfect for culinary enthusiasts, with ample worktop and storage space, plus easy-to-clean tiled flooring | Generous Living Room: Bright and welcoming, featuring French doors that open to the rear garden, ideal for relaxation and entertaining | Downstairs toilet - ideal for busy, young families and no need for guests to go upstairs to the bathroom | Large Family Bathroom: Equipped with both a shower cubicle and a bath, offering convenience and relaxation options | Garage and driveway providing OFF ROAD PARKING for seven cars | Prime Location: Situated in the heart of historic Baldock, surrounded by independent shops, cafes, pubs, and restaurants | Close to a number of Good Ofsted rated primary SCHOOLS and under half a mile to Knights Templar Secondary SCHOOL | Just an 8 minute walk to Baldock Mainline Station - frequent trains to London and South to Gatwick and even Brighton and Cambridge to the North | Great road links - short drive to A1(M) and M1 and A10 nearby. 30 mins to London Luton Airport



GUIDE PRICE £775,000 - £825,000 - Wow! What A Delightful And Inviting Edwardian Home Offering 1,300 sq.ft. Of Living Space With Classic Charm And Modern Comforts- this is MOST CERTAINLY a MUST SEE property in a great location within this historic market town. Some may assume that the road to the front is too close but talking to the current owners it is not something that has ever bothered them - the property is very well insulated, elevated and a solid build which is impervious to the sound of slow moving traffic on a minor road. The positives of being in the heart of Baldock with everything on their doorstep and the versatile accommodation this property offers has far outweighed any perceived negatives.

In the heart of the home, the living room is a great space with with French doors leading to the rear garden and plenty of room for a large sofa, armchairs, and other furniture. You can create a cosy atmosphere by adding soft furnishings and decor that reflects your personal style.

The 15ft dining room has a large box style bay window which fills the room with natural light, making it perfect for family gatherings or simply enjoying a cup of tea in the sun. The ground floor also includes a convenient downstairs cloakroom.

A modern bespoke re-fitted kitchen at the back of the house is perfect for those who love to cook. It has ample worktop and storage space, making meal preparation a joy. The tiled flooring not only looks great but is also easy to clean, ideal for busy family life. Whether you have pets or children, spills and messes can be easily wiped away.

When it's time to unwind and recharge, the three double bedrooms upstairs are all a great size and perfect for cosying up. All bedrooms are carpeted, ensuring no cold feet getting out of bed on a winter morning.

You'll love the size of the large bathroom with a shower cubicle and a bath, perfect for a quick shower in the morning or a relaxing soak in the evening.

For those with a car, the off-road parking provided by the driveway and garage is a real bonus, offering loads of extra storage or a place to keep your car safe.



The rear garden is mature and landscaped with a great-sized lawn, perfect for enjoying a relaxing day under the sun or having a fun, family BBQ. There's even an outhouse for storing BBQs, garden tools, and bikes. Plus, the garden is not really overlooked, giving you ultimate privacy and tranquillity.

This property ticks so many boxes; An abundance of character and charm and space, in a great location in the heart of this HISTORIC North Hertfordshire Town Centre. With independent shops selling a variety of products and produce including an incredible family butchers, pubs, restaurants and cafes on your doorstep. At the top of the high street there is a Tesco EXTRA supermarket.

And with great local schools and access to beautiful North Hertfordshire countryside nearby, there's plenty to keep a young family occupied. From Baldock's mainline station you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) serves the town well and takes you North and South.

Don't Wait! Contact The Leysbrook Team Today For Your Viewing And Buy Before Someone Else Does!

| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - E

| GROUND FLOOR

Living Room: Approx 15' 3" x 11' 9" (4.65m x 3.58m)

Kitchen: Approx 14' 2" x 8' 0" (4.32m x 2.44m)

Dining Room: Approx 15' 6" x 11' 9" (4.72m x 3.58m)

Downstairs Cloakroom: 6' 9" x 3' 9" (2.06m x 1.14m)

| FIRST FLOOR

Bedroom One: Approx 12' 3" x 12' 2" (3.73m x 3.71m)

Bedroom Two: Approx 12' 4" x 12' 2" (3.76m x 3.71m)

Bedroom Three: Approx 12' 2" x 9' 6" (3.71m x 2.90m)

Bathroom: Approx 12' 8" x 5' 9" (3.86m x 1.75m)

| OUTSIDE

Garage: Approx 21' 7" MAX x 8' 2" (6.58m x 2.49m)

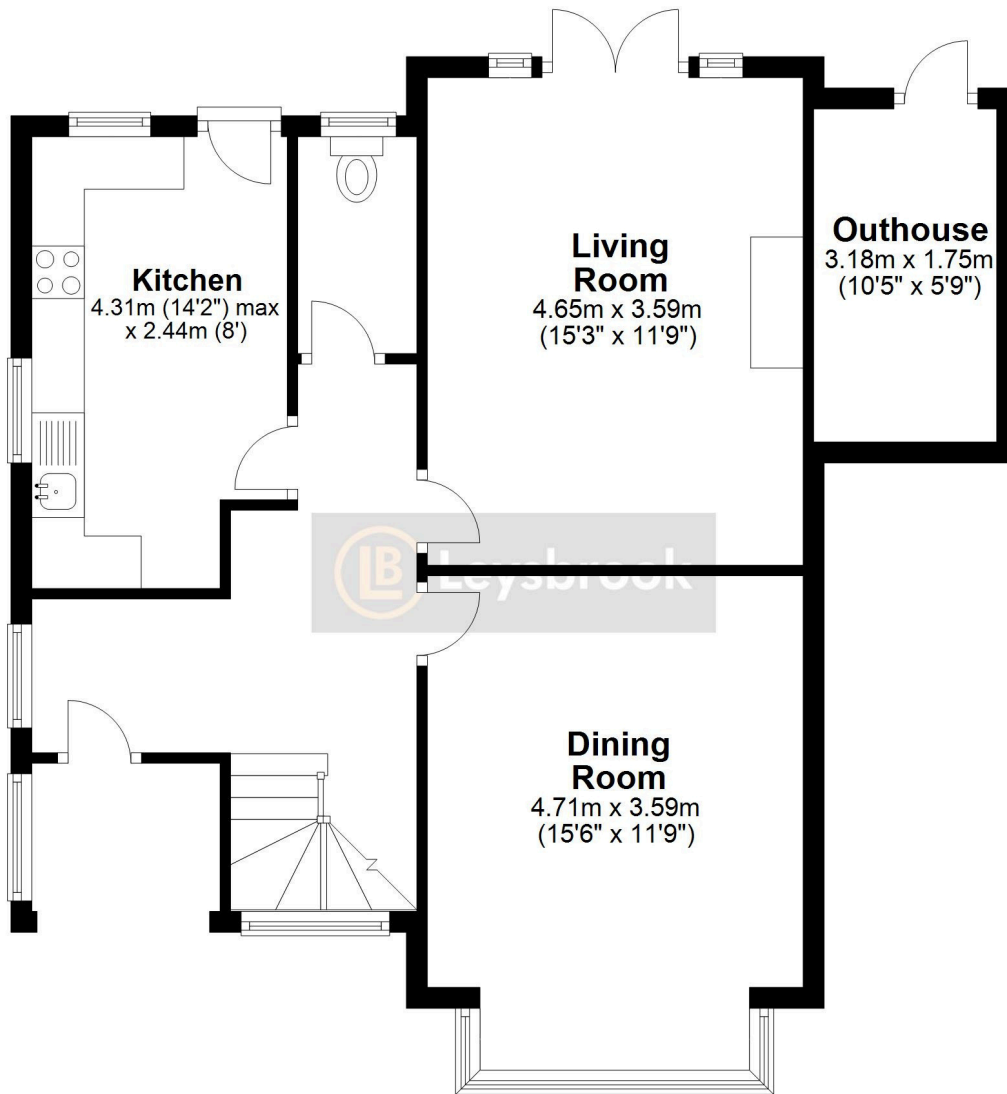
Outhouse: Approx 10' 5" x 5' 9" (3.17m x 1.75m)

Rear garden with patio with raised lawn and gated access to the side



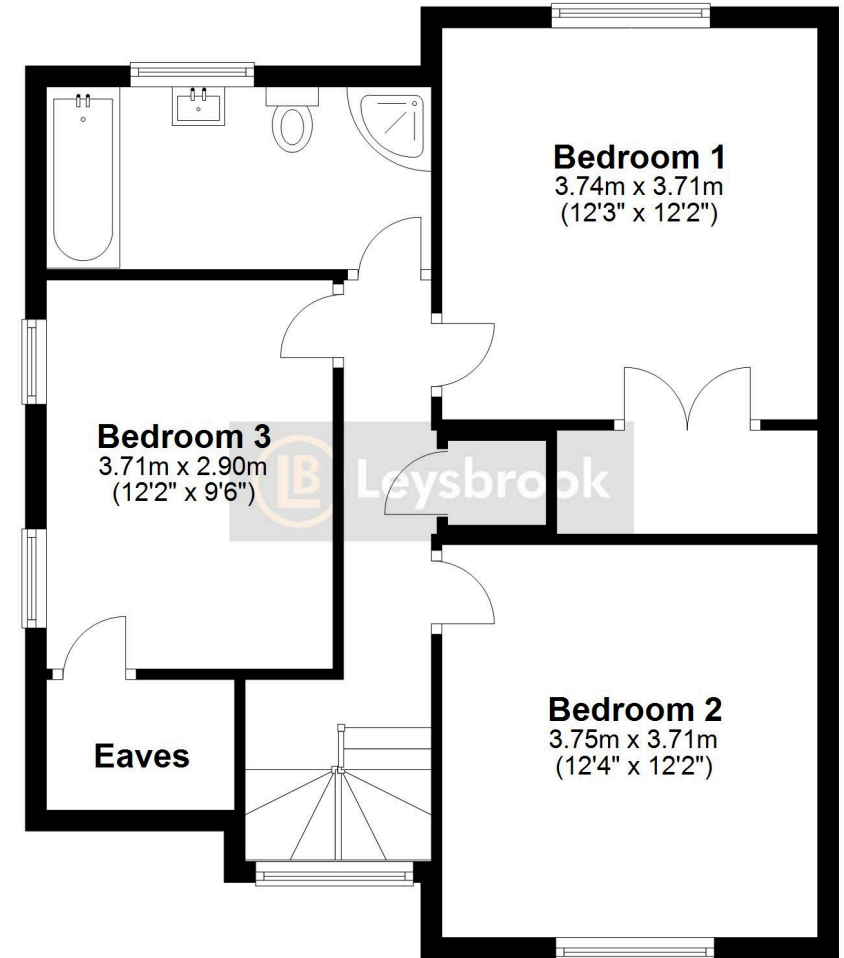
Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



Total area: approx. 120.9 sq. metres (1300.9 sq. feet)

Created by Leysbrook 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, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	