



Aleyn Way, Baldock, Hertfordshire. SG7 6SU





3 Bedroom Semi-Detached House

£435,000 Freehold

A much improved three bedroom semi detached property, situated on one of the most popular roads on the Clothall development. The property boasts a huge open plan kitchen/family room, with tri-fold doors out onto the garden, snug and cloakroom on the ground floor, upstairs are three bedrooms, with the main bedroom having a stunning vaulted ceiling, a family bathroom makes up the remaining first floor accommodation.

Outside is a lovely landscape rear garden. To the front is off street parking and a large garage.

- Three bedrooms
- Semi detached
- Garage
- Extended to rear
- Snug
- Open plan family room
- Off street parking
- Awaiting EPC. Council tax band C

Ground Floor

Entrance:

Via double glazed front door.

Open Plan Kitchen/Family Room:

Abt. 27' 5" x 18' 0" (8.36m x 5.49m) A range of fitted wall and base units. Sink and drainer unit. Breakfast bar. Oven and extractor fan. Laminate flooring. Two radiators. Double glazed window to rear and ti-fold doors. Log burner. Stairs to first floor.

Cloakroom:

Suite comprising low level wc and hand wash basin. Double glazed window to rear aspect. Laminate flooring.

First Floor

Landing:

Doors to:

Bedroom One:

Abt. 16' 0" x 12' 3" (4.88m x 3.73m) Double glazed window to rear aspect. Vaulted ceiling with velux windows. Fitted carpet. Two radiators.

Bedroom Two:

Abt. 7' 4" x 7' 1" (2.24m x 2.16m) Double glazed window to front aspect. Radiator.

Bedroom Three:

Abt. 7' 9" x 7' 0" (2.36m x 2.13m) Double glazed window to front aspect. Radiator.

Bathroom:

Abt. 7' 4" x 6' 0" (2.24m x 1.83m) Suite comprising low level wc, hand wash basin and panelled bath. Double glazed window to side aspect. Tiled walls and floor.

External

Gardens:

The rear garden has an astroturf area, patio area and a pergola. To the front is off street parking.

Garage:

Abt. 18' 2" x 12' 3" (5.54m x 3.73m) Via up and over door from driveway.

Agents Note:

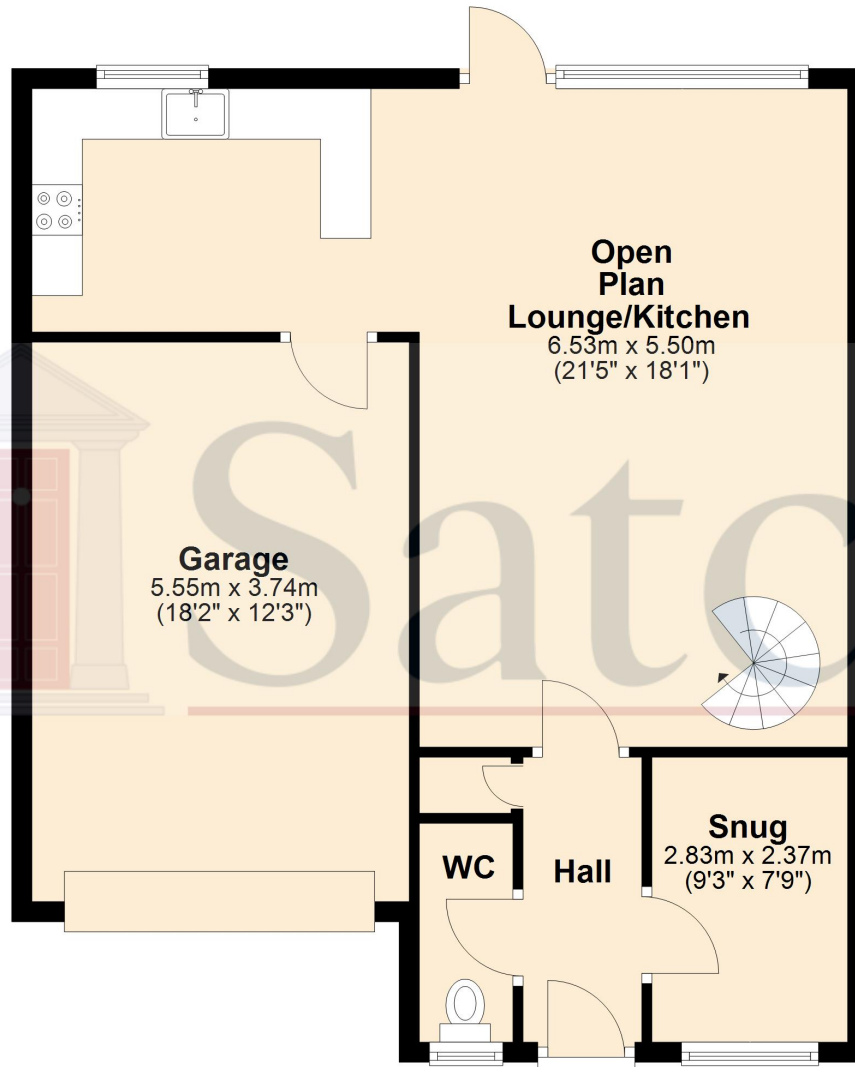
Draft particulars yet to be approved by the vendor and may be subject to change.



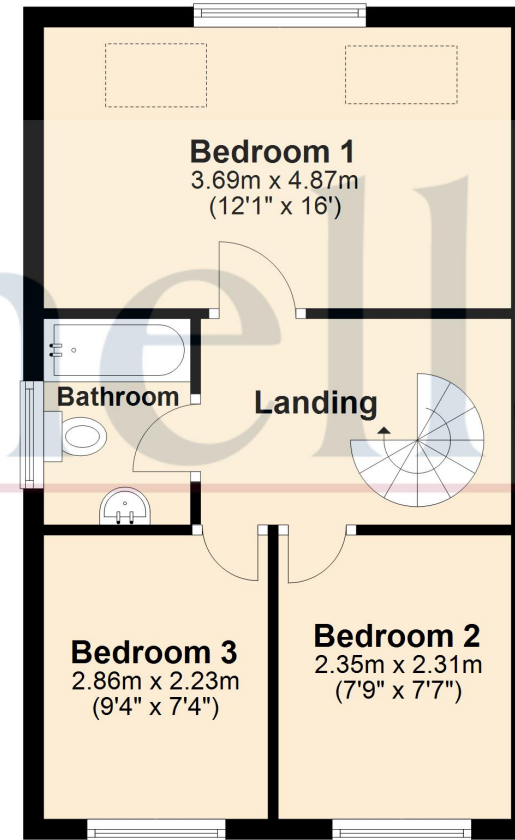


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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