



12, Turpins Way

Baldock,
Hertfordshire, SG7 6LW
Freehold - OIEO £525,000

country
properties

A beautifully presented and extended 3 bedroom semi detached home in sought after residential location! Located on Turpins Way, Baldock this fantastic home offers light & spacious accommodation throughout. Having been extended to the front and rear on the ground floor the property now provides a stunning, modern Kitchen Diner with Bi-folding doors out to the beautiful South facing rear garden, a large lounge, cloakroom and insulated external home office / studio in the partially converted garage providing excellent work from home versatility. With 3 good size bedrooms, a family shower room on the first floor and energy saving measures such as photovoltaic cells significantly reducing the properties energy costs, this wonderful family home would suit upsizers or downsizers alike!

- Beautifully presented throughout
- Extended to the front and rear
- Off road parking for 4-5 vehicles
- Solar panels providing significant energy saving
- 3 good size bedrooms
- Insulated external studio
- Council Tax band C
- EPC rating C

Accommodation

Entrance Porch

Doors to:-

Cloakroom

Window to the side aspect, radiator, WC, wash hand basin.

Entrance Hallway

Window to the side aspect, radiator, stairs to the first floor, under stairs cupboard, door to:

Kitchen/Diner

15' 5" x 18' 9" (4.70m x 5.71m)

Window to the side aspect, radiator, wood burner, range of wall mounted and base level units with work surface over. Central island with breakfast bar, storage units under and inset sink with drainer over. Integral dishwasher, washing machine, space for large American style fridge/freezer, space for range style cooker with extractor over, Bi-folding doors to rear garden, double doors to:

Lounge

17' 4" x 12' 7" (5.28m x 3.84m)

Two windows to the front aspect, radiator, wall mounted electric heater, electric feature fire.

First Floor

Landing

Window to the side aspect, radiator, loft hatch, doors to:

Bedroom One

12' 7" max x 10' 9" (3.84m x 3.28m)

Window to the front aspect, radiator, built in wardrobes.



Bedroom Two

12' 7" max x 8' 8" (3.84m x 2.64m)

Window to the rear aspect, radiator, built in wardrobes, airing cupboard.

Bedroom Three

7' 8" x 6' 4" (2.34m x 1.93m)

Window to the front aspect, radiator, built in wardrobes and computer/writing desk.

Family Shower Room

Window to the rear and window to the side aspect, heated towel rail, WC, wash hand basin, double shower, under floor heating.

External

Front

Walled front garden laid to gravel providing parking for 2 cars, driveway to side providing further parking for 2-3 cars leading to partially converted garage store, gated access to rear at side.

Garage Store

Up & over door, reduced size garage store as rear partitioned off and converted to provide studio/home office space.

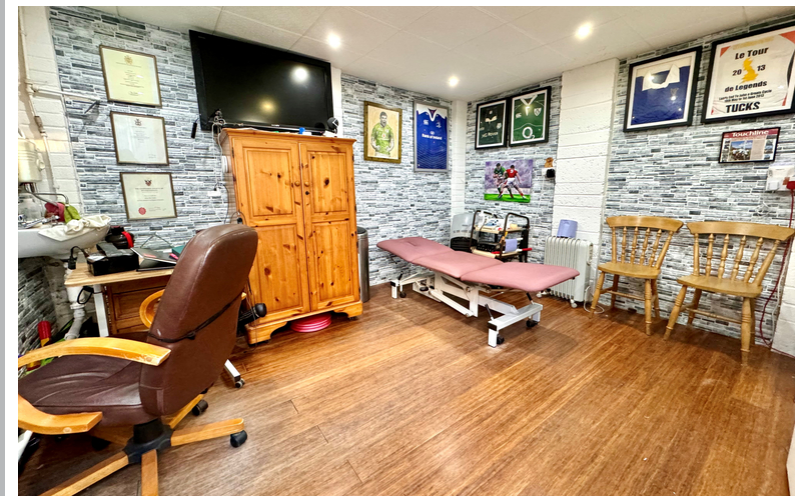
Rear

Southerly facing rear garden measuring approx. 48ft x 27ft laid to composite decking at head and leading to lawn with established beds and borders, timber storage shed, covered wood store.

Studio/Home Office

12' 4" x 10' 4" (3.76m x 3.15m)

Window to the side aspect, Partially converted garage providing a versatile space insulated with light, power, various sockets and plumbed WHB.

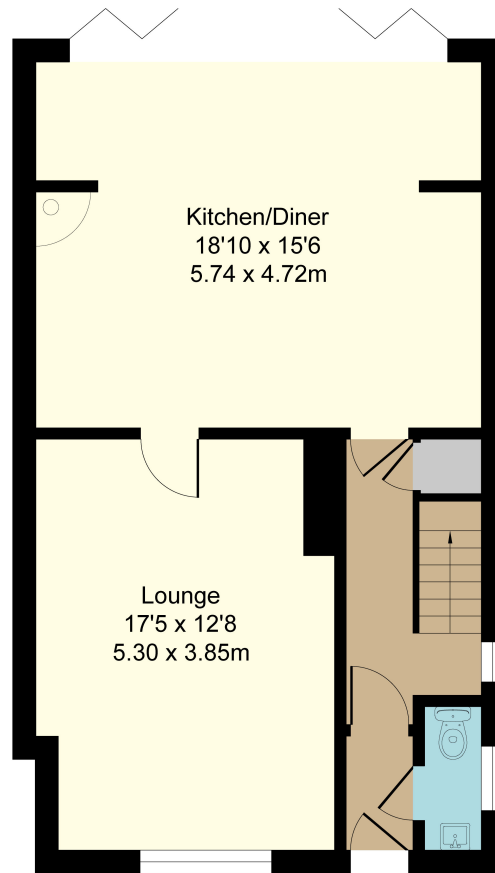




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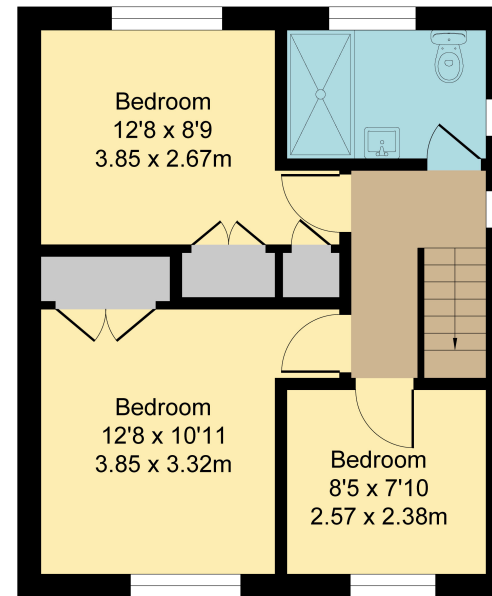
Ground Floor

Area: 52.9 m² ... 570 ft²



First Floor

Area: 38.4 m² ... 414 ft²



Total Area: 91.3 m² ... 984 ft²

All Measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 79 | 82 |

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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