



Iredale View, Baldock, Hertfordshire. SG7 6TR





## 3 Bedroom Semi-Detached House £400,000 Freehold

Located on the edge of the development but still within easy access to the local Hartsfield JMI School and the train station with a regular service between Cambridge and London Kings Cross. Nearby there is also a local convenience store within ½ mile and a regular bus service giving access to local towns. Situated on a larger than average plot this property offers plenty of scope to extend, subject to the usual planning permissions and consents. The bright and airy kitchen is located at the front of the property with the lounge/diner to the rear overlooking the garden. A door leads out to the generous covered patio ideal for those summer barbecues with friends and family overlooking the enclosed rear garden approximately 65ft in length. Over recent years the present owners have updated the property internally including the removal of stippled ceilings, new carpets, custom fitted blinds throughout, updated the bathroom and changed the external décor to be virtually maintenance free. Early viewing is recommended.

- Semi-detached house
- Sitting on a larger than average plot
- Fitted kitchen
- Lounge/diner
- Ground floor cloakroom
- Three bedrooms
- 65ft enclosed rear garden
- Potential to extend (SSTP)
- Detached garage and driveway
- EPC rating C. Council tax band C

**Ground Floor:**

Storm porch with security light. Small storage cupboard. UPVC entrance door to:

**Entrance Hall:**

With doors to all rooms. Radiator. Storage cupboard with shelving and cloaks hanging space. Ceramic tiled floor which continues through to kitchen and cloakroom.

**Cloakroom:**

Fitted with a white suite comprising wash hand basin set in vanity unit with cupboard under and low level WC. Radiator. Extractor.

**Kitchen:**

Abt. 8' 9" x 7' 8" (2.67m x 2.34m) Recently fitted modern gloss wall and base units comprising cupboards and drawers with under unit lighting and complimenting work tops and splash backs. Stainless steel one and half bowl sink unit with mixer tap over. Integrated slimline dishwasher, microwave, cooker, induction hob with stainless steel chimney style extractor over and further space for tall fridge/freezer and plumbing for automatic washing

machine. Wall mounted combi boiler. Window to front aspect.

**Lounge/Diner:**

Abt. 15' 4" x 13' 9" max (4.67m x 4.19m max) Comfortable lounge/diner with stairs rising to first floor and under stairs storage cupboard. Window to rear aspect and casement door leading out to garden. Ash effect laminate flooring. Two radiators. Space for small dining table.

**First Floor:****Landing:**

Doors to all rooms. Hatch to loft with pull down ladder, part boarded with light. Window to side aspect.

**Bedroom 1:**

Abt. 13' 9" x 8' 0" (4.19m x 2.44m) Double bedroom with two windows to rear aspect. Radiator.

**Bedroom 2:**

Abt. 9' x 7' 6" max. (2.74m x 2.29m max) 'L' shaped bedroom with window to front aspect. Radiator.

**Bedroom 3:**

Abt. 8' 9" x 6' (2.67m x 1.83m) Window to front aspect.

Radiator.

**Bathroom:**

Fully tiled and fitted with a white suite comprising panelled bath with shower over and screen, wash hand basin set in vanity unit with cupboard under and mirror over with inset lighting and low level WC with concealed cistern. Stainless steel ladder style heated towel rail. Shaver point. Extractor. Ceramic tiled floor.

**Outside:**

**Rear Garden:**

Lovely private and fully enclosed rear garden approximately

65ft in length. Laid mainly to lawn with mature borders. Paved patio, partly under cover with outside lighting and power, ideal for entertaining. Personal door to garage and gated access to front.

**Front Garden:**

Laid mainly to gravel for easy maintenance with path leading to front door and gated access to rear. Driveway providing parking for one car leading to:

**Garage:**

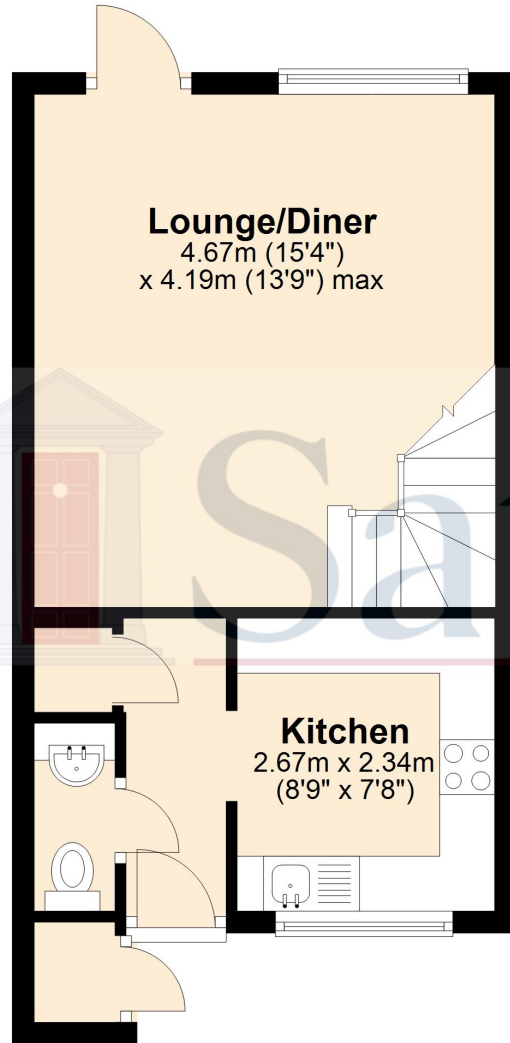
Detached single garage with metal up and over door, light and power. Personal door to garden.



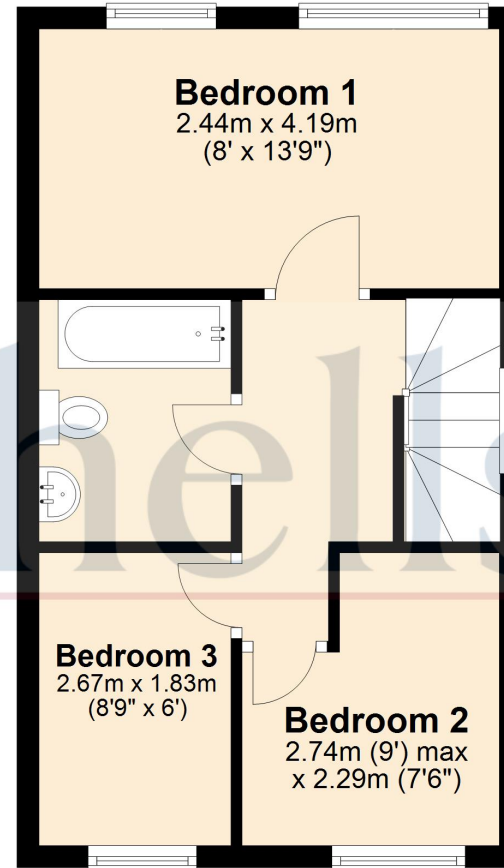


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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