



Anchor Road, Baldock, Hertfordshire. SG7 6LG







## 4 Bedroom Detached House

**£600,000 Freehold**

A stunning four-bedroom property situated touching distance to the Baldock High Street, converted by the current owner. The property offers a fantastic open plan kitchen/dining room with all the modern touches you would expect including, bi-fold doors and new style kitchen appliances. There is a wonderful lounge with double doors leading out to the garden. Upstairs are four great sized bedrooms and a family bathroom. Outside is a huge rear garden with a patio/lounge area; to the front is off street parking for four cars.

- Four bedrooms
- Excellent condition
- 100ft rear garden
- Large driveway
- Home office
- Detached
- EPC rating D. Council tax band E

## **Ground Floor**

### **Entrance:**

Via double glazed front door.

### **Open Plan Kitchen/Diner:**

Abt. 30' 0" x 11' 5" (9.14m x 3.48m) Range of fitted wall and base units. Stainless steel sink and drainer. Tiled flooring. New style electric hob. Bi-fold doors to garden and lounge area.

### **Lounge:**

Abt. 13' 5" x 12' 0" (4.09m x 3.66m) Double glazed window to rear aspect. Double doors leading to rear garden. Radiator.

### **Study:**

Abt. 12' 0" x 7' 5" (3.66m x 2.26m) Double glazed window to front aspect. Radiator.

### **Downstairs WC:**

Frosted window to front aspect. Suite comprising low level wc and wash hand basin. Radiator.

## **First Floor**

### **Landing:**

Doors to all rooms. Airing cupboard.

### **Bedroom One:**

Abt. 12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to front aspect with 'Finesse' shutters. Radiator. Fitted carpet. Freestanding wardrobe space.

### **Bedroom Two:**

Abt. 12' 0" x 8' 5" (3.66m x 2.57m) Double glazed window to front aspect with 'Finesse' shutters. Radiator. Wooden flooring.

### **Bedroom Three:**

Abt. 9' 0" x 8' 5" (2.74m x 2.57m) Double glazed window to rear aspect with 'Finesse' shutters. Radiator. Fitted carpet.

### **Bedroom Four:**

Abt. 9' 0" x 8' 5" (2.74m x 2.57m) Double glazed window to rear aspect with 'Finesse' shutters. Radiator. Fitted carpet.

**Bathroom:**

Frosted double glazed window to rear aspect. Three piece suite comprising panelled bath, low level wc and wash hand basin. Radiator.

**Outside****Front Garden and Parking:**

The driveway provides off road parking for four cars with a large front garden space laid to lawn.

**Rear Garden:**

The rear garden is approx 100ft, mainly laid to lawn with a large patio/decking area.

**Agents Note:**

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



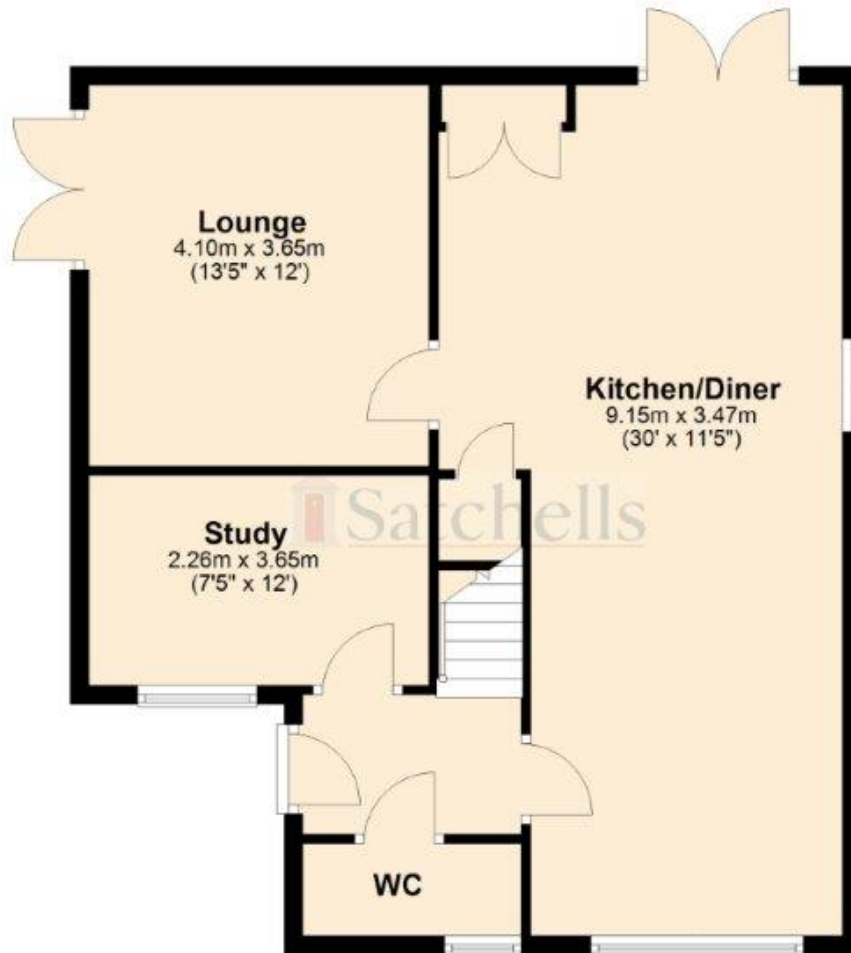




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Total area: approx. 114.8 sq. metres (1235.6 sq. feet)

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.