



24, Sale Drive

Clothall Common, Baldock,
Hertfordshire, SG7 6NS

Freehold - Offers in Excess of £350,000

country
properties

A beautifully presented and very well located 2 double bedroom home in popular residential development! Located in Sale Drive on the ever popular Clothall common development this fantastic home offers a large lounge, garden room, kitchen and cloak room on the first floor with 2 generous double bedrooms and family bathroom on the first. Externally and to the front the property offers a front garden laid to paving and a 2-3 car driveway with carport to the side. To the rear is an attractive rear garden laid to patio and faux grass with gated access to a private pathway to the driveway/carport at side and gated access to the open playing field at the rear. A wonderful home that would suit first time buyers, downsizers or investors alike!

- Beautifully presented throughout
- 2 generous double bedrooms
- Downstairs cloakroom and first floor family bathroom
- Car Port and 2/3 car driveway
- Cul de sac location backing on to playing fields
- Council Tax band C & EPC rating C

Accommodation

Entrance Hallway

Radiator, storage/utility cupboard with plumbing for a washing machine, doors to:-

Cloakroom

WC, wash hand basin, radiator.

Kitchen

8' 7" x 6' 5" (2.62m x 1.96m)

Window to the front aspect, range of wall mounted and base level units with work surface over, inset sink with drainer. Integral oven with gas hob and extractor over, space for a dishwasher, fridge and freezer, wall mounted boiler.

Lounge

15' 0" x 12' 6" (4.57m x 3.81m)

Radiator, two under stairs storage cupboards, stairs to the first floor, doors to:-

Garden Room

9' 8" x 12' 3" (2.95m x 3.73m)

Window to the rear aspect, radiator, patio doors onto rear garden.

First Floor

Landing

Doors to :-



Bedroom One

12' 5" max x 8' 3" (3.78m x 2.51m)

Window to the rear aspect, radiator, loft hatch, built in storage cupboard.

Bedroom Two

10' 5" x 8' 0" (3.17m x 2.44m)

Two windows to the front aspect, radiator, built in wardrobes.

Bathroom

WC, wash hand basin, bath with shower over and screen.

External

Rear

Rear garden laid to patio and faux grass, timber shed, gated access at rear to playing field and side.

Front

Enclosed front garden laid to paving, external store in porch, car port and driveway at side for 2 - 3 cars.

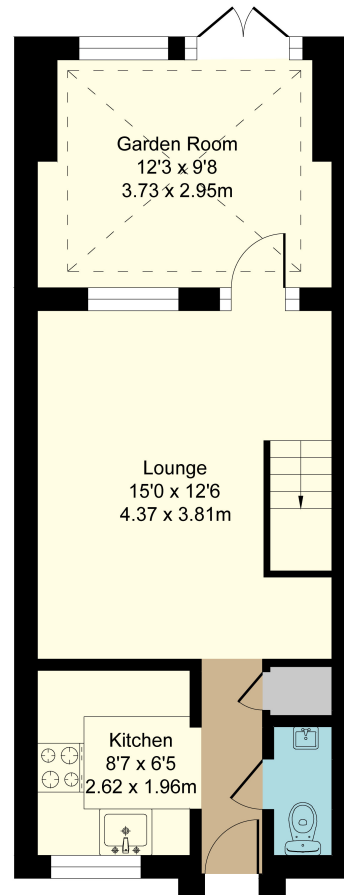




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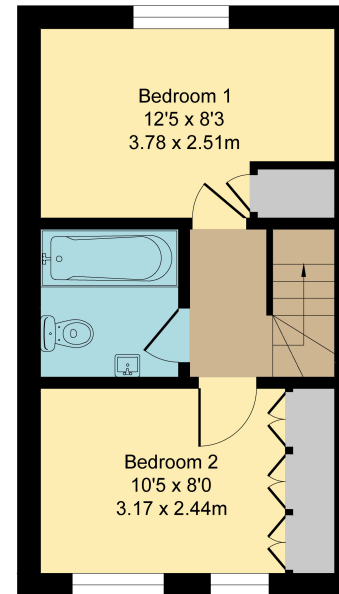
Ground Floor

Area: 40.2 m² ... 433 ft²



First Floor

Area: 27.4 m² ... 296 ft²



Total Area: 67.6 m² ... 729 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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