



# Bygrave Road

Baldock,

Hertfordshire, SG7 5DD

Freehold - Guide Price £699,000

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properties



A rare opportunity to acquire an unusually spacious, characterful and very well presented 3 bedroom end terrace home with large, self-contained, detached one bedroom Annexe! This fantastic offering to the market, located on the ever popular Bygrave Road, Baldock would be perfect for a family looking to accommodate an adult relative or simply supplement their monthly income with a wonderful rental opportunity!

The main house is very well presented, extended and now comprises of a large 24ft lounge with bay window which leads to the attractive fitted kitchen and in turn to the dining room at the rear on the ground floor, on the first are 2 generous double bedrooms, a lovely family bathroom and stairs to the second floor which accommodates a further bedroom/hobby room. The detached annexe offers a large 22ft open plan living/kitchen area on the ground floor with fantastic character features such as the Inglenook style fireplace and particularly high, coved ceiling. On the first floor is an impressive 16x14ft double bedroom with vaulted ceiling, exposed beams and an en-suite bathroom with bath and separate shower cubicle. Both properties have off road parking and their own private rear garden. A wonderful property with particularly versatile accommodation to suit a wide range of family situations!

- 3 bedroom end terrace character home with detached 1 bedroom annexe
- Excellent rental opportunity
- Wonderful character features in both properties
- No 41 – EPC band E & Council Tax band C
- Chain Free!
- Perfect for multi-generational living
- Walking distance to town centre amenities and mainline train station
- No 39 – EPC band D & Council Tax band D





## Accommodation (No. 41)

Entrance door to:-

### Lounge

24' 0" x 14' 5" (7.32m x 4.39m)

Bay window to the front aspect, window to the rear aspect, open fire with wrought iron surround and tiled hearth, three radiators, stairs to the first floor, door to:-

### Kitchen

11' 0" x 9' 2" (3.35m x 2.79m)

Window to the side aspect, external door to side, range of wall mounted and base level units with granite work surface over and inset sink with drainer, large gas fired range style cooker with extractor over, integral dishwasher, fridge, wall mounted boiler, opening to:-

### Dining Room

11' 8" x 9' 2" (3.56m x 2.79m)

Two windows to the side aspect, two windows to the rear aspect, radiator, large utility cupboard housing washing machine, glazed patio door onto rear.

## First Floor

### Landing

Stairs to second floor, doors to:-

### Bedroom One

14' 5" x 11' 0" (4.39m x 3.35m)

Two windows to the front aspect, two radiators, small built in storage cupboard, feature fire.

### Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

Window to the side aspect, radiator, built in wardrobe and storage units.

### Bathroom

8' 7" x 10' 9" (2.62m x 3.28m)

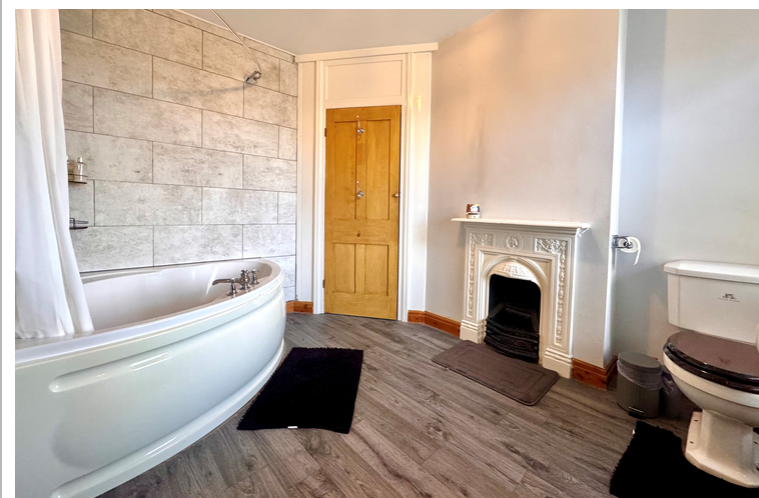
Window to the rear aspect, heated towel rail, wash hand basin, WC, corner bath with shower attachment and curtain, airing cupboard, feature fire.

## Second Floor

### Bedroom Three

13' 9" x 10' 6" into eaves (4.19m x 3.20m)

Velux window to the rear aspect, two eaves storage cupboards.





## External

### Front

Attractive front garden laid to shingle with mature ornamental shrubs and gated vehicular access to the rear at side.

### Rear

Parking area laid to shingle with patio seating area. Enclosed rear garden measuring approx. 28ft x 28ft laid to lawn with ornamental beds and borders, timber storage shed and garden storage box.

### Annexe (No. 39)

Entrance door to:-

#### Open Plan Living/Kitchen

22' 5" x 14' 7" (6.83m x 4.45m)

Two windows to the front aspect, three windows to the side aspect, large Inglenook style fireplace housing wood burning stove, two radiators, stairs to the first floor, under stairs storage/utility cupboard housing washing machine and boiler.





## Kitchen Area

Range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill with gas hob and extractor over, fridge, freezer.

## First Floor

### Bedroom

16' 8" x 14' 2" (5.08m x 4.32m)

Vaulted ceiling, two Velux windows to the side aspect, two radiators, door to:-

### En-suite

7' 5" x 8' 3" (2.26m x 2.51m)

Velux window to the side aspect, heated towel rail, WC, wash hand basin, bath with shower attachment, shower cubicle.

## External

### Front

Communal parking area with main house (no. 41), gated access to front and side.

## Rear

Rear garden measuring approx. 23ft x 54ft laid to patio and lawn, large storage shed with light and power, pond with water feature (currently drained).

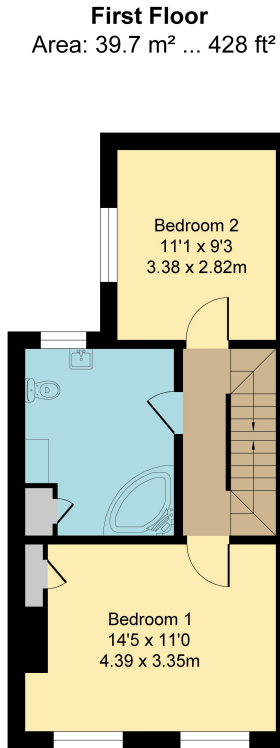
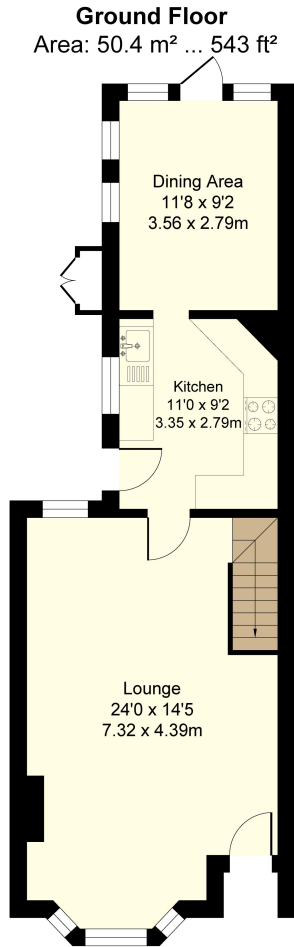




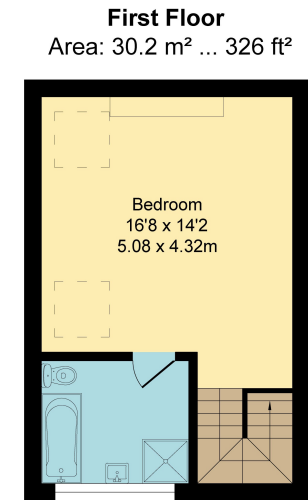
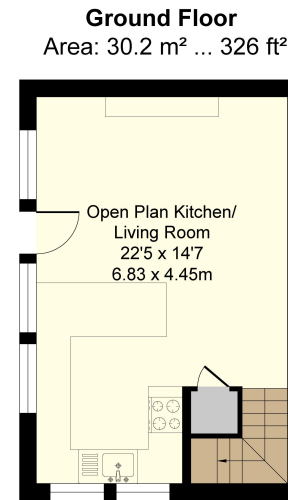
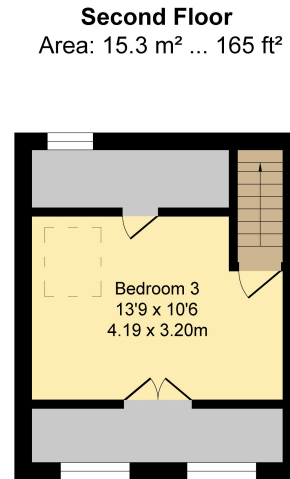




# Bygrave Road, Baldock

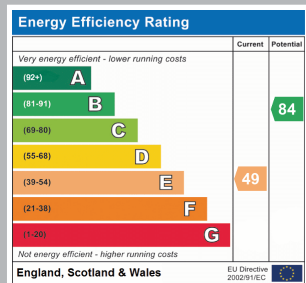


Flat No 41



Flat No 39

Total Area: 165.8 m<sup>2</sup> ... 1788 ft<sup>2</sup>



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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