



16 Westell Close

Baldock, Hertfordshire, SG7 6RY

Gavin Mills
POWERED BY

UK



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Guide Price £450,000

A beautifully presented and extended three-bedroom home, conveniently located within walking distance of Baldock Town Centre and train station.

Situated in a cul-de-sac location, with views over open fields to the rear, this deceptively spacious home has off-street parking to the front ahead of a double-length garage and gardens to both side and rear.

Ground Floor Accommodation

The entrance hall has a tiled floor and part panelled walls. The ground floor shower room has a corner shower cubicle, WC, a wash basin and a heated towel rail.

The open plan kitchen/dining room has a range of wall and base level units with quartz worktops over including a breakfast bar. There is an inset sink along with a range of integrated appliances including a fridge/freezer, an electric double oven and hob with an extractor unit over, a microwave, a washing machine and a dishwasher.

Glazed double doors from the dining area open out to the south-facing rear garden. The sitting room opens to the conservatory and has a feature spiral staircase rising to the first floor.

First Floor Accommodation

To the first floor, the master bedroom has views to the rear over looking fields. There are two further bedrooms, both with built-in wardrobes.

The family bathroom has an inset spa bath with a shower attachment over, a WC, a wash basin, and a heated towel rail.

Outside

To the front of the property, a block paved driveway provides off-street parking ahead of the double-length garage with an electric door to the front and a side pedestrian door.

The front garden is laid to a paved patio and has a gated access to the side garden which is laid to lawn and a raised decked seating area along with a garden shed.

To the rear, the south-facing garden is laid to patio and gravel with a small feature pond.



Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area
 Ground Floor = 60.1 sq m / 647 sq ft
 First Floor = 37.3 sq m / 401 sq ft
 Garage = 23.2 sq m / 250 sq ft
 Total = 120.6 sq m / 1,298 sq ft

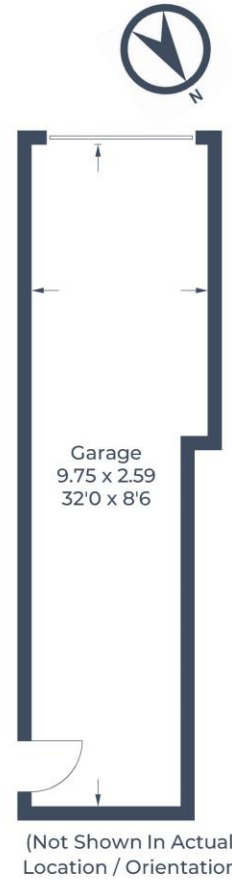
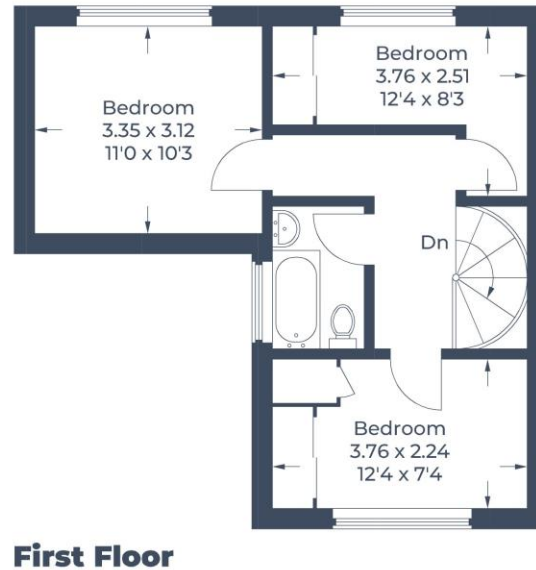
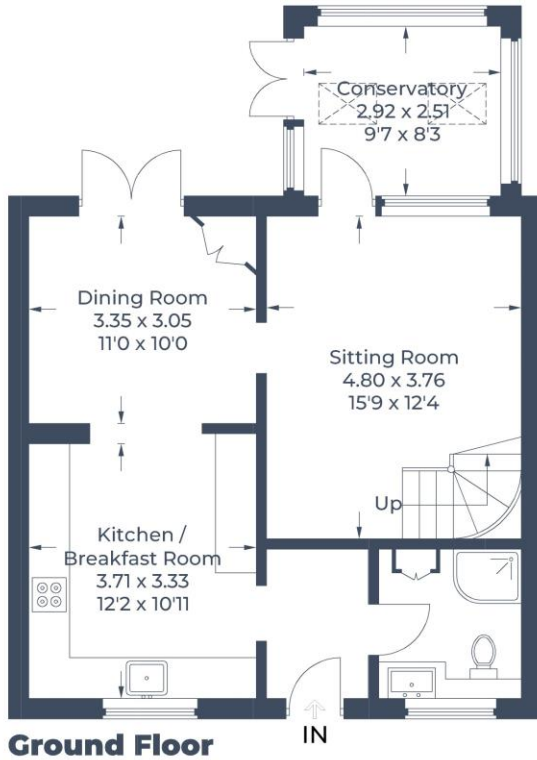


Illustration for identification purposes only, measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.