



Connells

Sale Drive
Clothall Common, Baldock



Property Description

*** IMMACULATE THROUGHOUT *** Offered to the market is this impressive extended family home positioned in the very popular Clothall Estate. The property is within short walk to Baldock station and also benefits an impressive open plan style kitchen/dining area, and parking to the front.

Key Features

- Impressive extension to the rear.
- Off road parking.
- Low maintenance private rear garden.
- Cloakroom.
- Close proximity to the train station.
- Great family home.
- Newly fitted boiler.
- External office.

Baldock is a historic market town in the local government district of North Hertfordshire in the ceremonial county of Hertfordshire. It lies 33 miles (53 km) north of London, 15 miles (24 km) southeast of Bedford, and 14 miles (23 km) north northwest of the county town of Hertford. Nearby towns include Letchworth and Hitchin to the southwest and Stevenage to the south.



Internal

Entrance Hall

Door to front and double glazed window, tiled flooring.

Cloakroom

Tiled flooring, wash hand basin, WC, heated towel rail and double glazed window.

Lounge

16' 1" x 15' 2" (4.90m x 4.62m)

Double glazed window, laminate flooring, TV point, feature gas fireplace and radiator.

Kitchen/ Dining Room

18' 10" x 15' 2" (5.74m x 4.62m)

Extended to rear, fitted kitchen with range of white finish wall and base units, newly fitted sink/drainage and worksurfaces, integrated double oven and gas hob with extractor fan over and splashback, integrated fridge/freezer and dishwasher, space for washing machine, separate grey units, TV point, understairs cupboard, underfloor heating, one year old boiler, radiator, two velux windows and large double glazed bifold patio doors to rear.

First Floor

Landing

Double glazed window, access to boarded loft via a ladder.

Bedroom One

11' 1" x 8' 9" (3.38m x 2.67m)

Double glazed window, fitted carpet and radiator.

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

Double glazed window, laminate flooring, TV point, fitted wardrobes and radiator.

Bedroom Three

14' 10" x 6' 1" (4.52m x 1.85m)

Double glazed window, fitted carpet, airing cupboard and radiator.

Bathroom

Fully tiled bathroom comprising vanity wash hand basin, WC and bath tub, heated towel rail and double glazed window.

External

Drive

Tarmac drive with space for one car, electric car charger point.

Rear Garden

Rear garden laid to artificial grass lawn and newly fitted patio area. External office and storage.

Lean To/ Office/storage

Power and light, heater and double glazed window.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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