

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**11 SALISBURY ROAD, BALDOCK, HERTS,
SG7 5BY**

Offers Over

£650,000



First Step



3



2



2



D

3 Bedroom House - Semi-Detached located in Baldock

This delightful semi-detached house offers a perfect blend of comfort and style and is in immaculate condition throughout. Spanning an impressive 1,421 square feet, the property boasts a large entertaining kitchen/diner, two spacious reception rooms and 3 DOUBLE bedrooms.

The garden backs onto countryside and has a large purpose built detached home office as well as entertaining areas to enjoy the peaceful surroundings.

The location is particularly appealing, Baldock is known for its friendly community and excellent local amenities. Residents can enjoy walking to nearby parks, shops, schools and the train station direct into central London.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant area while enjoying the comforts of a well-designed home.

3 DOUBLE BEDROOMS...

10.7M X 3.5M DETACHED PURPOSE BUILT HOME OFFICE...

DRIVEWAY WITH 2 PARKING SPACES...

IMMACULATE CONDITION THROUGHOUT...

BEDROOM WITH JULIET BALCONY WITH COUNTRYSIDE VIEWS...

ENTERTAING KITCHEN/ DINING AREA...

GROUND FLOOR

Entrance Hallway

Hardwood front door leading into hallway. Solid oak flooring. High level cupboard housing conumer unit. Stairs leading to first floor & doors leading to:

Living Room

12'0" x 12'0"

Double glazed bay window to front aspect, fitted with wooden shutters. Feature fireplace with granite hearth, fitted with working open fire and bespoke open display either side of chimney breast. Solid wood flooring. Double half glazed doors leading to:

Sitting Room

15'8" x 12'0"

Sliimline French doors to side aspect. Feature Victorian style fireplace with working open fire. Original quarry tiled flooring. Built-in 4 door storage cupboards into recess. Full height door to under stair storage area, Wooden panelling. Half glazed door leading to:

Kitchen/Dining Room

15'7" x 14'2"

Dual aspect double glazed window to side & rear aspect plus French doors leading to rear garden. Fitted with a range of hand painted Farrow & Ball Purbeck Stone 275 coloured wall and base units, including 3 larder cupboards, fitted with wire basket storage & granite work surface and upstand. Ceramic butler style double sink. Britannia double oven, 7 ring gas hob & double extractor. Indian limestone tiled flooring, underfloor heating. Space for large American style fridge freezer. Full height door to utility cupboard, shelved, power, space and plumbing for washing machine. Door leading to:

Utility Room & Cloakroom

8'8" x 7'6"

2 double glazed windows to side aspect. White suite comprising: push button wc and wall mounted wash hand basin in 5 drawer vanity unit. Tall larder style unit plus matching wall units. Wall mounted Worcester boiler, Indian limestone flooring, underfloor heating. Floor space for range of appliances.

FIRST FLOOR

Landing

Carpet. Loft access - Velux window, fully boarded with light, ladder and power. Latch door to shelved airing cupboard with interior light. Doors leading to:

Bedroom 1

16'11" x 15'3"

Double glazed window to side aspect & fully double glazed French doors with glass Juliet balcony to rear aspect. Solid oak flooring. Door leading to:

En-suite

Double glazed privacy to side aspect. White suite comprising: fully tiled large shower cubicle fitted with wall mounted shower & curved glass door, vanity unit fitted with wash hand basin, push button wc. LED wall mirror with shaver point inset into feature tiling. Ceramic tiled flooring, under floor heating

Bedroom 2

15'8" x 12'0"

Two double glazed windows to front aspect, fitted with wooden shutters. Feature Victorian fireplace with open grate. Built-in 4 door storage, fitted with shelf & rail. Carpet,

Bedroom 3

11'10" x 9'6"

Double glazed window to side aspect. Solid oak flooring.

Bathroom

Double glazed privacy window to side aspect. White suite comprising: fully tiled panelled bath, fitted with wall mounted shower & chrome grab rail, pedestal wash hand basin, push button wc. Chrome heated towel rail, ceramic tiled flooring, under floor heating.

EXTERNAL

Rear Garden

Overlooking open fields. Fence perimeters with established Laurel tree border to one side. Patio (6.5m x 5.2m) area leading to decking area with shallow steps to lawn. Further decking area to rear of garden. Large purpose built detached Home Office. External tap, outside power, wood storage and small wooden shed. Paved pathway to side aspect, external lighting & gate leading to front aspect.

Detached Home Office

35'1" x 11'5"

Purpose built detached wood effect composite cladding home office with tin roof and brick base. Windows to side aspect, French doors to side and rear aspect. Fully insulated, light power, reinforced ply wood floor. External lights.

Driveway Parking

Block paved driveway with parking for 2 vehicles. Side gated access leading to rear aspect.

Additional Property Information

Freehold

EPC Rating D

Council Tax: Band C

Traditional brick and block build

Mains utilities

Local Area

Baldock is an historic market town, it has a population of around 10,000 and is situated within the district council area of North Hertfordshire and the county of



Hertfordshire.

Predominantly a commuter town for London, it enjoys excellent communications via the A1 motorway and the railway from Kings Lynn and Cambridge which meets the main east coast line at Hitchin terminating at London Kings Cross, circa 35-45 mins.

Even though it is the smallest town in North Herts district, it has many architecturally significant buildings with more listed buildings than any of the others in the district. In fact, it is among only five towns in the whole of Hertfordshire listed by the Council for British Archaeology as being of national importance. Baldock almost runs into the larger Letchworth Garden City, the two lying each side of the A1 motorway.

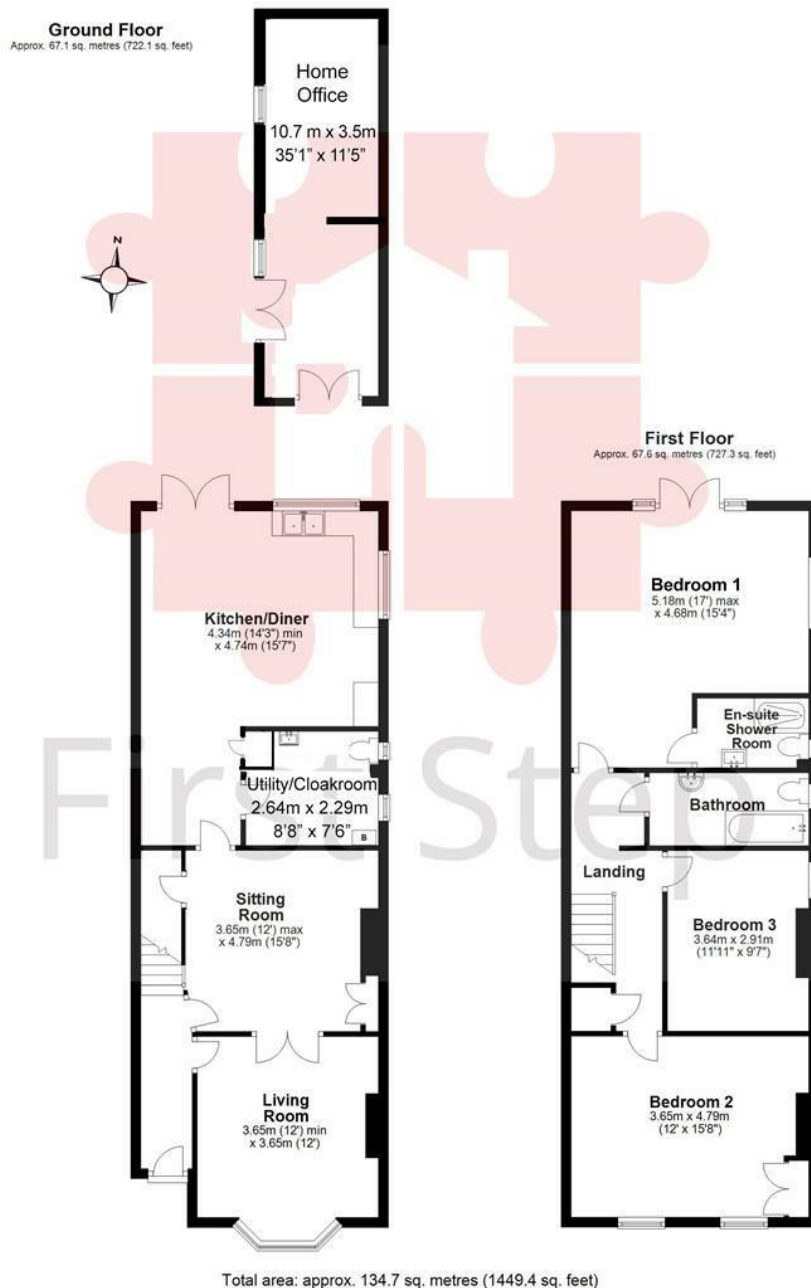
With its impressive architectural heritage, true to its history as a coaching town and centre of the malting industry, it is still very popular with socialites and party goers. At the same time, it has its own vibrant community life and ancient and attractive shopping environment, boasting excellent restaurants, pubs, bakery and butchers.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.

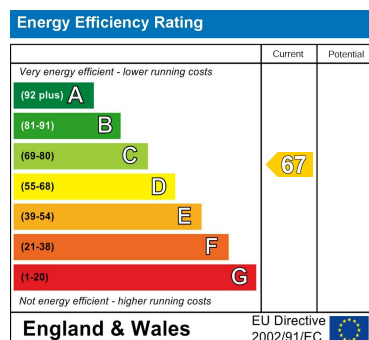




Council Tax Band

D

Energy Performance Graph



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First Step