



iwstates.com

20 St. Marys Way, Baldock, SG7 6JF

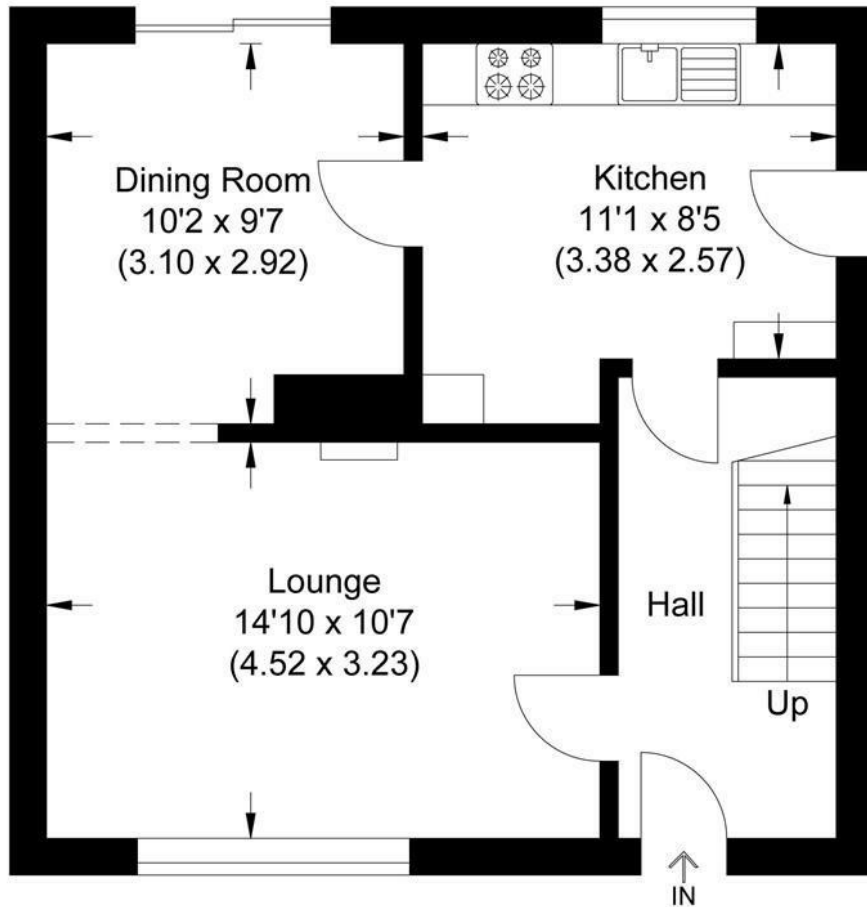
20 St. Marys Way, Baldock, SG7 6JF

Price £430,000

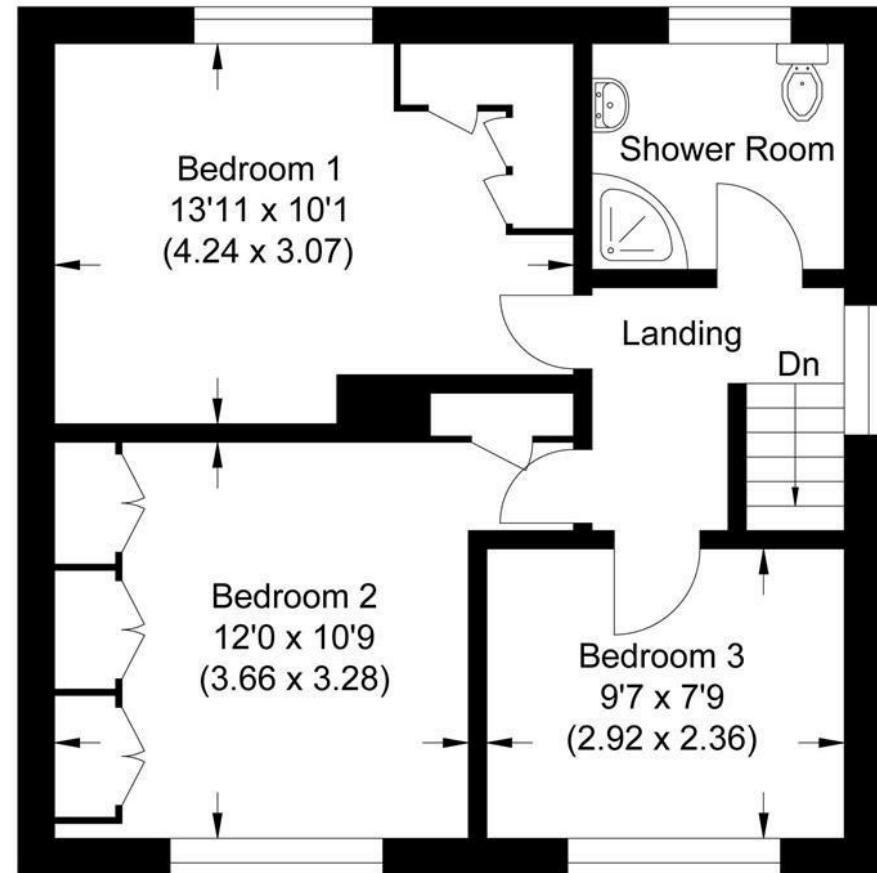
- Prime residential location
- Three-bedroom semi-detached family home
- Modern upstairs shower room
- Patio doors from dining room to the rear garden
- Generous frontage with parking for three to four vehicles
- Well-presented and well-maintained throughout
- Two double bedrooms and a good-sized single bedroom
- Spacious lounge flowing into the dining room
- Practical, well-laid-out kitchen with garden outlook
- Private rear garden with convenient side access

PRIME RESIDENTIAL LOCATION A well-presented and well-maintained throughout three-bedroom semi-detached family home, ideally situated within walking distance of highly regarded schools. The property benefits from a generous frontage providing parking for three to four vehicles and convenient side access. Inside, there is a good-sized lounge flowing seamlessly into the dining room, with patio doors opening onto the rear garden, ideal for family living and entertaining. The practical, well-laid-out kitchen enjoys a window overlooking the garden. Upstairs offers two double bedrooms and a good-sized single bedroom, along with a modern shower room. The property is completed by a private rear garden.

Approximate Gross Internal Area
83.59 sq m / 899.75 sq ft
(Excludes Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

Canopy porch. Outside light.

Entrance Hall

Double glazed front door. Radiator. Wood effect flooring. Stairs to first floor. Under stairs storage. Doors to:

Lounge

Window to front aspect. Tall modern grey radiator. Opens through to:

Dining Room

Sliding patio doors to rear. Tall modern grey radiator. Wood effect flooring.

Kitchen

Fitted with a range of wall and base level units with wood effect laminate countertops. Integrated 4 ring gas hob with tiled splash back. Stainless steel sink and drainer with mono tap over. Built in double oven. Built in microwave. Space for tall fridge/freezer, dishwasher and washing machine. Tall modern grey radiator. Window to rear aspect. Door to side passage. Inset ceiling lights.

First Floor**Landing**

Window to side aspect. Doors to:

Bedroom One

Window to rear aspect. Access to loft. Radiator. Fitted wardrobes.

Bedroom Two

Window to front aspect. Wall to wall fitted wardrobes. Cupboard housing boiler.

Bedroom Three

Window to front aspect. Radiator.

Shower Room

Corner shower with hand held attachment and drench head. Low level flush w/c. Pedestal wash hand basin. Victorian style radiator. Wall mounted LED sensor lit mirror. Tiled splash backs.

Outside**Front**

Garden mostly laid to lawn with mature shrubs.

Driveway

To fit 3-4 vehicles. Gated side access.

Rear**Garden**

Large patio area. Brick built shed with power. Outside tap. Pond. Greenhouse. Mostly laid to lawn with mature shrubs.

Agents Note

Cavity wall insulation and Positive Input Ventilation (PIV) system added after last EPC.

Loft: Partially boarded, light and ladder.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	