



44 Alder Close, Baldock, SG7 6HN



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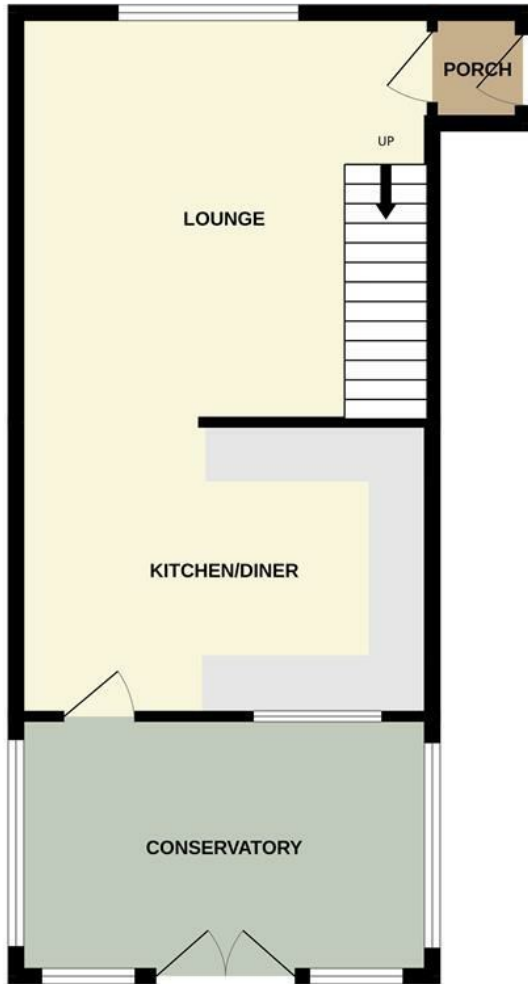
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Offers In Excess Of £345,000

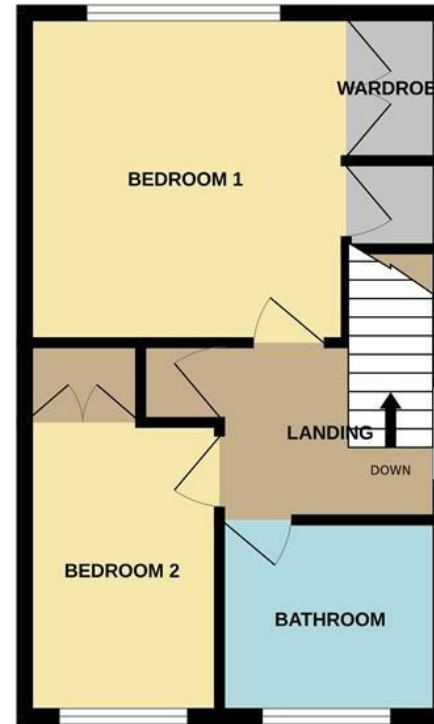
Nestled in the charming area of Alder Close, Baldock, this delightful semi-detached home offers a perfect blend of comfort and convenience. Ideal for both first time buyers, downsizers or investors. Constructed in 1985, the end-terrace position provides added privacy and a sense of space. The additional land to the front aspect allows potential for further off road parking or a driveway to be added. Situated in Baldock, residents will enjoy easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

- End of terrace
- Full width conservatory
- Combi boiler
- Fantastic location in the historic market town of Baldock
- Allocated off road parking space with an additional hardstand parking bay within the road
- Good size rear garden
- Space to dine

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Porch

3'1" x 3'7"

UPVC front door leads into the property.

Lounge

12'4" x 13'5"

Location of fuse board. Stairs rise to first floor. Radiator. UPVC double glazed window to the front aspect.

Kitchen

12'4" x 10'0"

Laminate flooring. Radiator. Wall mounted combi boiler. Franke sink unit. Space for fridge/freezer, cooker and dishwasher. Matching eye level and base units with work surfaces over. Window to rear aspect and door to the conservatory.

Conservatory

12'7" x 10'3"

of brick & UPVC double glazed construction. French doors to the rear aspect. Tiled flooring. Wall heater. Under flooring heating.

First Floor

Landing

5'8" x 8'6"

Window to side aspect. Loft access. Airing cupboard.

Bedroom One

10'8" x 12'6"

UPVC double glazed window to front aspect. Radiator. Integral wardrobes.

Bedroom Two

6'5" x 10'8"

UPVC double glazed to rear aspect. Integral wardrobe. Radiator.

Bathroom

7'0" x 5'8"

UPVC double glazed frosted window to the rear aspect. Low level w/c. Wash hand basin. Panelled bath corner with shower attachment over. Heated towel rail. Tiled throughout.

Outside

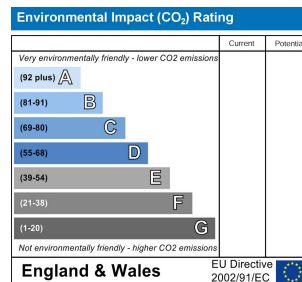
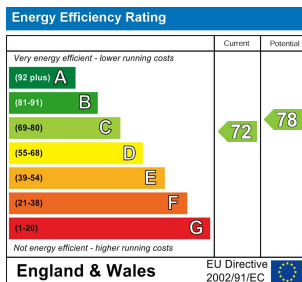
Front

One allocated parking space.

Laid to lawn in the main. Potential for further driveway to be added (subject to planning approvals). Additional side land/garden area. Additional allocated parking space/hardstand with the road.

Rear

Enclosed by panel fencing. Gated side access. Storage shed. Laid to lawn in the main. Patio area. Rear seating area.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.

