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9 Coachmans Lane, Baldock, SG7 5BN

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Offers In Excess Of £325,000

This charming property is located in the desirable area of Coachmans Lane, Baldock, this delightful two bedroom house offers the perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and professionals alike.

As you enter the house, you are greeted by a warm and inviting spacious living area which is perfect for relaxing and entertaining guests, while the well-appointed kitchen provides ample space for culinary creations. The two bedrooms are generously sized, offering plenty of natural light and a tranquil space for rest.

One of the property's standout features is its fantastic plot, which offers both space and versatility, with potential to extend (STPP). The outdoor space is extremely appealing, with a lovely garden that invites you to enjoy the fresh air and sunshine. Whether you wish to cultivate your green thumb or simply unwind with a good book, or some alfresco dining this garden is a delightful addition to the property.

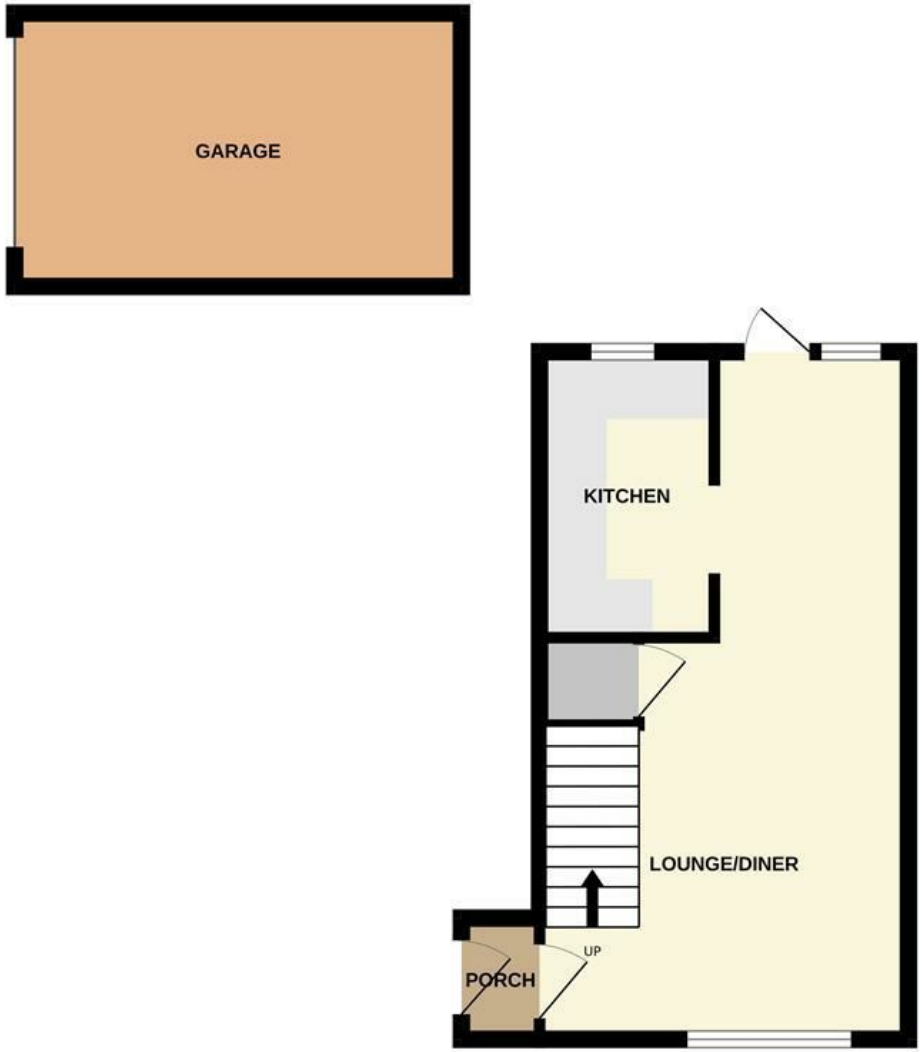
Baldock itself is a vibrant town with a rich history, offering a variety of local amenities, including shops, schools, and parks. The excellent transport links make commuting to nearby towns and cities a breeze, ensuring that you are well-connected while enjoying the charm of a smaller community.

This house on Coachmans Lane is not just a property; it is a place where you can create lasting memories. With its ideal location and comfortable living spaces, it presents a wonderful opportunity for anyone looking to settle in this lovely part of Hertfordshire. Do not miss the chance to make this house your home.

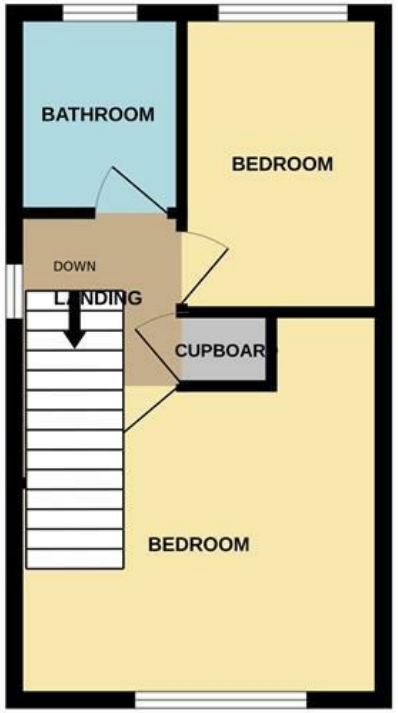
- Beautiful Two Bedroom Property Garage and parking
- Separate Kitchen
- Excellent Sized Plot
- Garage & Drivway for 2/3 Cars
- Lovely Spacious Lounge/Diner
- Shower Room
- Good Size Wrap-Around Garden

Stevenage Sales 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313 393
Stevenage@iwestates.com | www.iwestates.com

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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Entrance
The beautiful pink front glazed door access the entrance vestibule with bamboo floor and a single glazed internal door leads into the lounge/diner

Lounge/Diner
The lounge/diner has a large uPVC double glazed window to front aspect, and a uPVC double glazed door and window to the rear aspect. The lounge area has ample space for furniture, and stairs ascending to the first floor accommodation, there is a storage cupboard, the dining area has ample space for a dining room table and access to the kitchen and the rear garden. Bamboo flooring and two radiators.

Kitchen
The kitchen is accessed from the dining area, and has a uPVC double glazed window to rear aspect. The kitchen comprises; fitted matching range of wall and base units, stainless steel sink with drainer unit, tiled splashback, Zanussi Electric hob and cooker hood, electric oven, space and plumbing for a washing machine and tall free standing fridge/freezer, the Worcester combination boiler, Bamboo flooring and a radiator.

Landing
The landing has a uPVC double glazed window to the side aspect, access to all rooms and to the airing cupboard now a storage cupboard, smoke detector, plug socket and radiator.

Bedroom One
The master bedroom is a great sized double room, with ample space for bedroom furniture, there is a uPVC double glazed window to the front aspect a radiator.

Bedroom Two
The second bedroom is a good sized single room, with ample space for bedroom furniture, there is a uPVC double glazed window to the rear aspect a radiator.

Shower Room
The shower room was once a bathroom, it has a uPVC double glazed obscured window to rear aspect. The shower room comprises; a wash hand basin with vanity unit, low level flush WC, a large shower cubicle with mains shower and rain shower, a heated towel rail and an extractor fan.

Garage & Driveway
The drive has ample space for parking 2/3cars and a single garage with up and over door.

Garden
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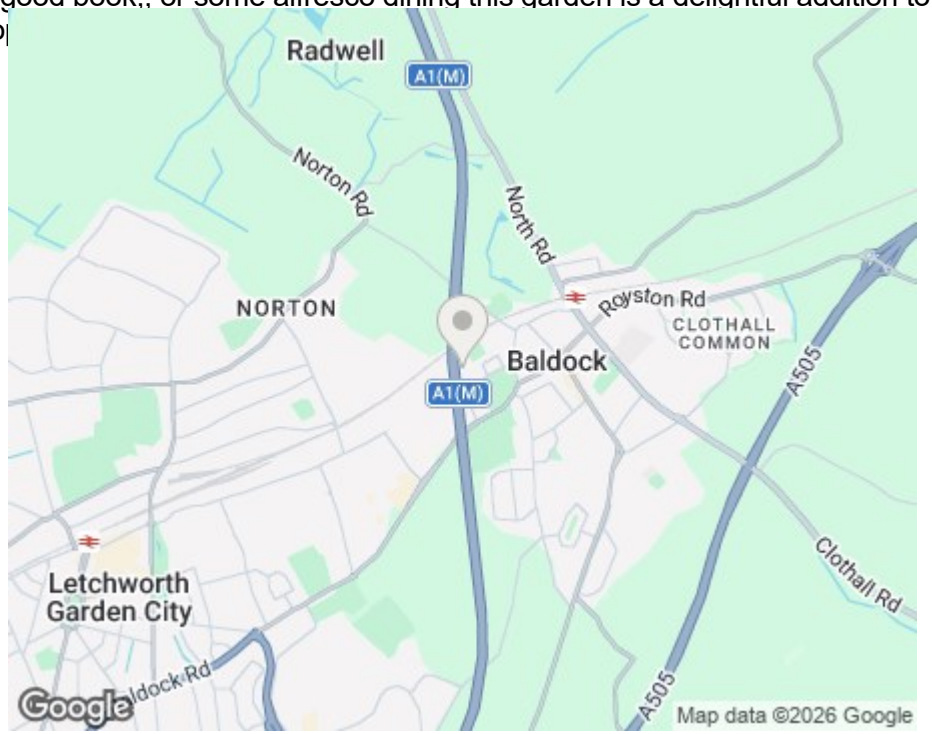

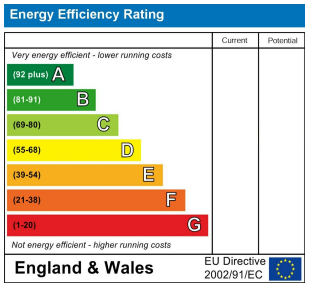

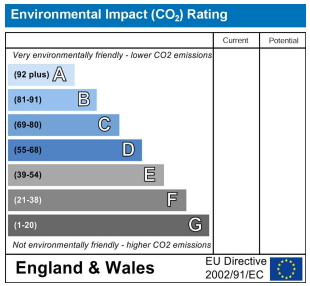

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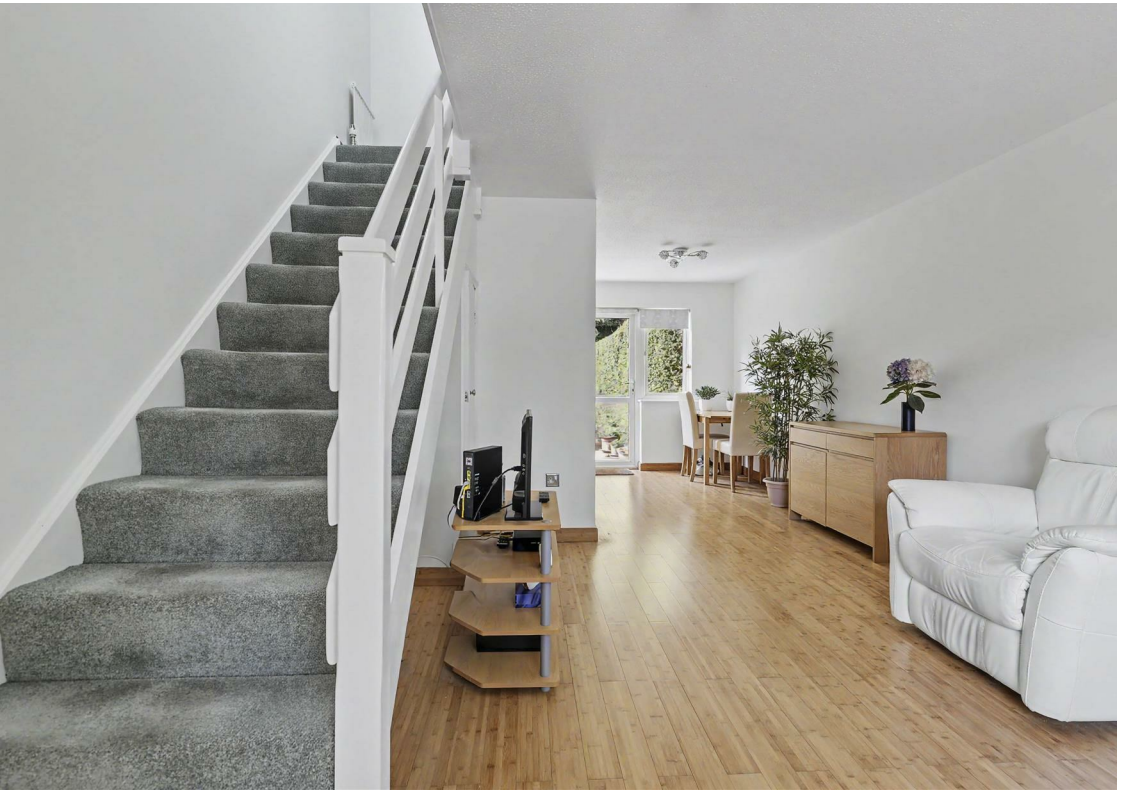

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