# Jonathan Hunt

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**42a The Street, Baldock, Wallington, Herts, SG7 6SW**

**Offers In Excess Of £800,000**

## 42a The Street, Baldock, Wallington, Herts, SG7 6SW

Set in the rolling countryside of North Hertfordshire, this substantial home offers over 3,800 sq ft of versatile living space, thoughtfully designed for modern family life. The main house features four generously sized bedrooms, including two with en-suite bathrooms, and a luxurious family bathroom. A bright and spacious entrance hall sets the tone, leading to an expansive kitchen breakfast room—perfect for everyday living and entertaining alike. The first-floor sitting room is a real highlight, with dual-aspect windows, a private balcony, and far-reaching rural views that flood the space with natural light. A utility room, ground floor bathroom, and separate WC add to the home's practicality.
What truly sets this property apart is the detached, self-contained two-bedroom annexe. Whether you're accommodating extended family, welcoming long-term guests, or exploring rental potential, the annexe offers exceptional flexibility. It could just as easily be reimagined as a generous guest suite, creative studio, or additional living space seamlessly integrated into the main home. With its own entrance, kitchen, and bathroom facilities, it's a rare and valuable addition for those seeking multi-generational living or a home with income potential.
Completing the picture is a detached double garage with a first-floor office and WC—ideal for remote working, hobbies, or further conversion (subject to permissions). Ample off-street parking and a lovely open outlook across the surrounding countryside make this a standout opportunity for those seeking space, privacy, and flexibility in a beautiful rural setting.







**ENTRANCE HALL**
Setting the tone for the rest of the home, the spacious hallway flooded with natural light welcomes you with warmth and embrace from the moment you arrive. With elegant décor, including a bespoke oak and glass staircase, this space invites you to explore further.

**KITCHEN/DINING ROOM 23'4" x 17'0" (7.12 x 5.19)**
Immerse yourself in the heart of our home with a stunning open-plan kitchen/dining room, ideal for hosting guests. Complete with underfloor heating, fitted appliances, generous granite work surfaces, and ample storage cupboards, it's designed for both style and functionality. And don't miss the beautiful kitchen island, topped with elegant granite, and fitted with pop up electric sockets and extractor fan . This room is perfect for gathering and creating cherished memories with family and friends. Welcome to contemporary living at its finest.

**KITCHEN/DINING ROOM pic 2**

**KITCHEN/DINING ROOM pic 3**

**SITTING ROOM 33'1" x 20'11" (10.10 x 6.4)**
Unwind in the expansive sitting room, where the blend of space and comfort creates a welcoming atmosphere. Exposed feature beams add character to the modern setting, while a chrome log burner adds warmth and style. Step onto the southwest-facing balcony through large glass doors, allowing natural light to fill the room and offering stunning views. It's a space where relaxation and elegance come together effortlessly.

**SITTING ROOM pic 2**

**MASTER BEDROOM 16'2" x 14'7" (4.93 x 4.46)**
The master suite boasts a three-piece en-suite and a generously sized dressing room for added convenience. Floor-to-ceiling windows flood the space with natural light, complementing the oak flooring for a seamless blend of warmth and elegance.

**EN-SUITE**
The stylish three-piece en-suite combines both a bath and a separate shower, providing flexibility and convenience for your daily routine. Ample vanity storage keeps the space clutter-free, while vinyl floor tiles add a touch of sophistication and ensure durability with easy maintenance.

**BEDROOM TWO 20'5" x 19'11" (6.24 x 6.09)**
The spacious double bedroom offers ample space for study, music, and additional furniture, catering to various needs. With a dual aspect, natural light cascades into the room, creating a bright and airy atmosphere. The modern en-suite shower room adds convenience and privacy, completing this versatile and comfortable living space.

**EN-SUITE**
The en-suite features a good-sized walk-in shower with a luxurious rainfall shower fitment, accompanied by a sleek glass screen for added style and functionality. A crisp white suite, including a vanity basin with storage, enhances the contemporary feel of the space. Tiled floors and walls provide a clean and elegant finish, ensuring both durability and easy maintenance.

**BEDROOM THREE 15'2" x 11'11" (4.63 x 3.64)**
A spacious double bedroom with window to side aspect and "wooden" vinyl flooring.

**BEDROOM FOUR 15'3" x 10'1" (4.65 x 3.09)**
A Good sized double bedroom with window facing side aspect.

**GROUND FLOOR BATHROOM**

**ANNEXE**
The self-contained annexe, featuring two bedrooms, offers independence for an elderly family member or a younger adult seeking their own space. Additionally, it presents an opportunity as an income generator or can be effortlessly reconfigured into the main residence if desired. This versatile space caters to various needs and preferences, providing flexibility and functionality for the occupants.

**KITCHEN/BREAKFAST ROOM 15'7" x 13'6" (4.76 x 4.12)**
With a good range of wall and base units, this bright kitchen offers ample storage and workspace for your culinary needs. The spacious layout allows for a dining table and chairs.

**SITTING ROOM 19'6" x 13'6" (5.95 x 4.12)**
The bright and spacious lounge overlooks the garden, boasting a dual aspect that floods the room with natural light. Patio doors enhance the connection to the outdoor space, providing easy access and inviting views of the garden from within.

**BEDROOM ONE 11'10" x 9'9" (3.61 x 2.99)**

**BATH/SHOWER ROOM**
The large bathroom features a panel-enclosed bath and a separate standalone shower cubicle, a vanity wash basin adds functionality and style, while a low-level WC completes the space.

**PARKING AND DETACHED GARAGE**
A shingle drive offers off-street parking for several vehicles, providing convenience and ample space for guests. It also grants access to the double garage, which features an upstairs games room or office for added versatility. Additionally, there's a rear store room, ensuring practical storage solutions for various needs.

**GARDEN pic 2**











GROUND FLOOR
2673 sq.ft. (248.3 sq.m.) approx.

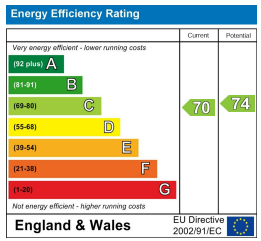


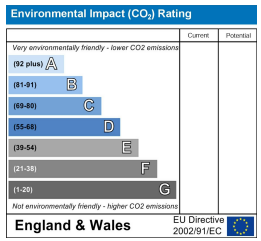

1ST FLOOR
1195 sq.ft. (111.0 sq.m.) approx.




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TOTAL FLOOR AREA : 3868 sq.ft. (359.4 sq.m.) approx.

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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