



P U T T E R I L L S

— est. 1992 —

4 Kings Mount, Baldock, SG7 6FP

Guide price £425,000

A spacious and beautifully presented three bedroom semi detached home with conservatory, garage and driveway.

This delightful three bedroom semi detached home was built approximately six years ago to an exceptionally high standard. The beautifully presented accommodation includes an entrance hall with cloakroom off, large sitting room with study area, fitted kitchen/dining room with integrated appliances leading onto a generous size conservatory with under floor heating. Upstairs, bedroom one is a generous size room with a built in wardrobe and en-suite shower room, bedroom two is also a double bedroom with built in wardrobe, bedroom three is a generous single bedroom and the family bathroom is of a good size. The rear garden has a southwesterly aspect enjoying the best of the day's sunshine. It has a large patio area, and is landscaped with lawned area with flower and shrub borders, water feature and power and external shower sockets. Parking is available on the driveway leading to a single garage.

Conveniently located on the edge of the historic market town of Baldock in north-Hertfordshire. On foot it is only 0.3 of a mile from the mainline railway station and 0.4 of a mile from the town centre. Baldock is on the Cambridge to London Kings Cross mainline with the fastest journey times being just 36 minutes to Kings Cross and 24 minutes to Cambridge. Junction 10 on the A1(M) is just a short drive away.

Baldock is believed to have been founded in the 1140s by the Knights Templar. Today the town centre boasts many imposing period buildings and the broad High Street is a particularly notable feature. The town provides excellent shopping, schools (including the highly regarded Knights Templar School), pubs and restaurants, with the adjoining towns of Letchworth Garden City and Hitchin providing an even wider range of facilities.

ENTRANCE HALL

CLOAKROOM

SITTING ROOM 19'5" x 9'11"
(5.92m x 3.02m)

KITCHEN/DINING ROOM 18'3" x 8'5"
(5.56m x 2.57m)

CONSERVATORY 8'10" x 8'
(2.69m x 2.44m)

FIRST FLOOR LANDING

BEDROOM ONE 13'6" x 9'6"
(4.11m x 2.90m)

EN-SUITE SHOWER ROOM 8'5" x 3'11"
(2.57m x 1.19m)

BEDROOM TWO 13'3" x 8'7"
(4.04m x 2.62m)

BEDROOM THREE 10'1" x 6'9"
(3.07m x 2.06m)

BATHROOM 7' x 5'9" (2.13m x 1.75m)

GARDENS TO FRONT AND REAR

GARAGE 18'3" x 7'11" (5.56m x 2.41m)

Driveway parking.

TENURE

Freehold

EPC

EER: C

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By appointment only through Putterills of Hertfordshire, through

whom all negotiations should be conducted.

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