

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**31 BALDOCK ROAD, STOTFOLD,  
HITCHIN, HERTS, SG5 4PB**

**Guide Price**

**£425,000**



**First Step**

3 1 2 D

# 3 Bedroom House - Semi-Detached located in Hitchin

Lounge with FEATURE WORKING FIRE... Large SOUTH FACING GARDEN... Entertaining KITCHEN/DINER... Useful LOFT ROOM... separate Dining Room... DRIVEWAY PARKING FOR 2 CARS... Bedroom 1 with SHOWER...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Porch window to side aspect. Wooden floor. Door leading to:

#### Lounge

15'8" 14'10"

Bay window to front aspect. Cupboard housing meter. Working fire place with wooden surround and tiled hearth. Wooden floor. Door leading to:

#### Dining Room

14'10" x 8'11"

Window to side aspect. Built in bespoke storage cupboards incorporating wine rack, decorative radiator cover. Opening to kitchen. Laminate flooring. Door leading to:

#### Kitchen/Breakfast Room

14'5" x 13'8"

Window to rear aspect. A range of green wall and base units including corner carousel with complementary laminate work surface and tiled splash back. Matching breakfast bar with seating for 4. Integrated fridge freezer and dishwasher, space for two other under counter appliances, single oven plus grill, ceramic hob and extractor hood. Boiler concealed in matching wall unit, one and one half bowl sink, under plinth lighting, continuation of laminate flooring.

#### Cloakroom

Window to side aspect. White suite comprising: flush WC, wall mounted wash hand basin with tiled splash back. Continuation of laminate flooring.

#### First Floor

#### Landing

Window to side aspect. Arch door to storage cupboard. Carpet and laminate flooring. Doors leading to:

#### Bedroom 1

12'1" x 11'10"

Window to front aspect. High level over stairs storage cupboard. Feature fire place. Door to walk in shower. Wooden floor.

#### Bedroom 2

14'4" x 13'10"

Window to rear aspect. Laminate flooring.

#### Bedroom 3

9'3" x 7'0"

Window to side aspect. Loft hatch-boarded, carpet.

#### Loft Room

10'4" x 8'5"

Steep staircase to: pitched roof, velux window, light and radiator.

#### Bathroom

Window to side aspect. White suite comprising: fully tiled paneled bath with wall mounted shower, flush WC, pedestal wash hand basin. Two door storage cupboard. Heated towel rail. Laminate flooring.

## EXTERNAL

#### Front Garden

Hedge perimeter with established shrubs. Storm porch to front, external light. Side gated access. Driveway parking.

#### Driveway Parking

Block paved driveway with parking for 2 cars.

#### Rear Garden

South facing garden. Fence perimeter, established shrubs, entertaining patio areas and shallow steps up to raised lawn. Large wooden storage shed to rear. External light and tap.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax; Band D

Traditional brick and block construction

Mains utilities



#### Local Area

This property is peacefully situated on the outskirts of Stotfold with beautiful country walks on the doorstep, but still only minutes from the town centre.

There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy, Pixbrook Academy & Samuel Whitbread Academy.

Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

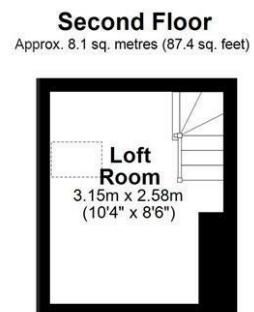
In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop & a variety of Pub/Restaurants.

#### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed



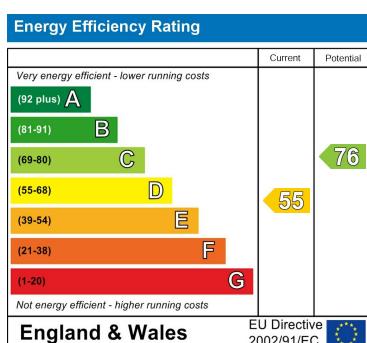


Total area: approx. 114.4 sq. metres (1231.2 sq. feet)

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**First Step**