

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**23 SALE DRIVE, CLOTHALL COMMON,  
BALDOCK, HERTS, SG7 6NS**

**Offers Over**

**£425,000**



First Step



3



1



1



C

# 3 Bedroom House - Semi-Detached located in Baldock

CUL-DE-SAC location... UPGRADED throughout... LOW MAINTENANCE garden... BACKING ONTO GREEN SPACE... Driveway parking for 3 CARS PLUS GARAGE... 2 DOUBLE BEDROOMS... within WALKING DISTANCE TO TRAIN STATION & TOWN CENTRE...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect, window to side aspect. Vinyl flooring. Doors leading to:

#### Cloakroom

Window to front aspect. White suite comprising: Flush WC, wall mounted vanity wash hand basin with tiled splash back, wall mounted consumer unit. Continuation of vinyl flooring.

#### Living Room

15'6" x 14'5"

Window to front aspect. Under stairs storage cupboard. Feature fire place fitted with gas fire, granite hearth and backing plate. Dado rail. Open staircase leading to first floor. Carpet. Door leading to:

#### Kitchen/Diner

14'5" x 8'3"

French doors and window to rear aspect. Grey high gloss wall and base units, corner carousel, two pull out spice racks with complementary granite work surface and up stand. Integrated dishwasher and washing machine, oven plus combi oven/microwave, induction hob and extractor with granite splash back. Matching granite table top fitted as dining table with seating for 4. Single bowl sink, under plinth lighting. ceramic tiled flooring. Wall recess space for freestanding upright fridge freezer.

### First Floor

#### Landing

Window to side aspect. Carpet. Doors leading to:

#### Bedroom 1

13'4" x 8'5"

Window to front aspect. Fitted two sliding door mirrored wardrobe fitted with shelves and rails. Carpet.

#### Bedroom 2

10'5" x 8'5"

Window to rear aspect. Loft hatch, boarded with light. Carpet.

#### Bedroom 3

10'1" x 5'9"

Window to front aspect. Over stairs storage cupboard housing boiler, fitted with shelf. Carpet.

#### Bathroom

Window to rear aspect. White suite comprising: Fully tiled paneled bath with wall mounted shower and glass screen, push button WC, wall mounted wash hand basin fitted into bespoke vanity unit with storage cupboards. Fully tiled walls, chrome heated towel rail, wall mirror, ceramic tiled flooring.

## EXTERNAL

### Front Garden

Picket fence to front and side perimeter. Small garden area with artificial grass and wooden built-in seating area, paved pathway to front door. External light, side gated access to rear garden.

### Rear Garden

Fence perimeter, personal door into garage. External tap, side and rear gated access. Entertaining patio and lawn laid with artificial grass, garden planter with established plants, backing onto green space.

### Garage/ Driveway

17'3" x 8'2"

Single garage with up and over door, fitted with light, power and eave storage. Driveway parking for 3 cars.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council tax: Band D

Mains utilities

Traditional brick and block construction

### Local Area

Baldock is an historic market town, it has a population of around 10,000 and is situated within the district council area of North Hertfordshire and the county of Hertfordshire.



Easy access to A1/M1, fast trains into London Kings Cross & St Pancras from Baldock railway station circa 30mins.

Even though it is the smallest town in North Herts district, it has many architecturally significant buildings with more listed buildings than any of the others in the district. In fact, it is among only five towns in the whole of Hertfordshire listed by the Council for British Archaeology as being of national importance. Baldock almost runs into the larger Letchworth Garden City, the two lying each side of the A1 motorway.

With its impressive architectural heritage, true to its history as a coaching town and centre of the malting industry, it is still very popular with socialites and party goers. At the same time, it has its own vibrant community life and ancient and attractive shopping environment, boasting excellent restaurants, pubs, bakery and butchers and especially excellent schools.

#### Agents Notes

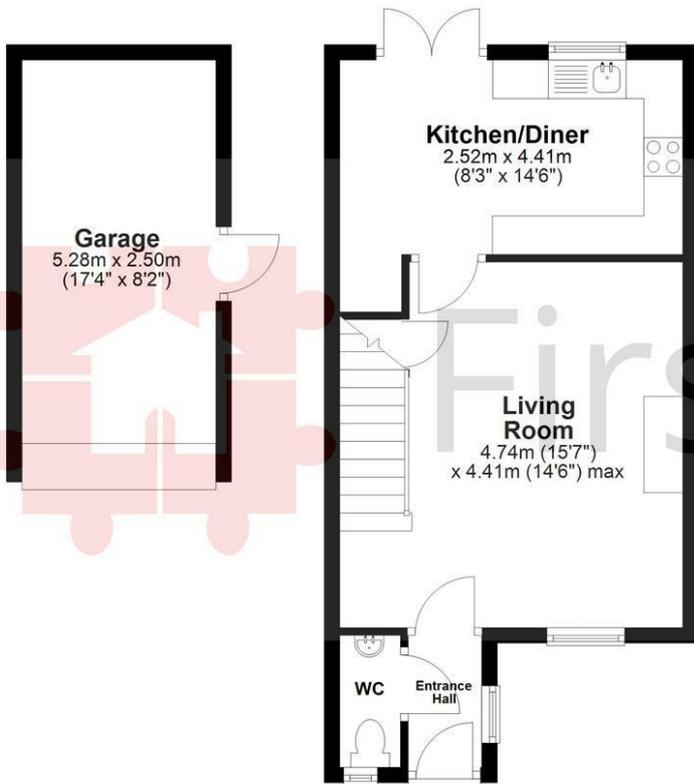
The apparatus, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

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



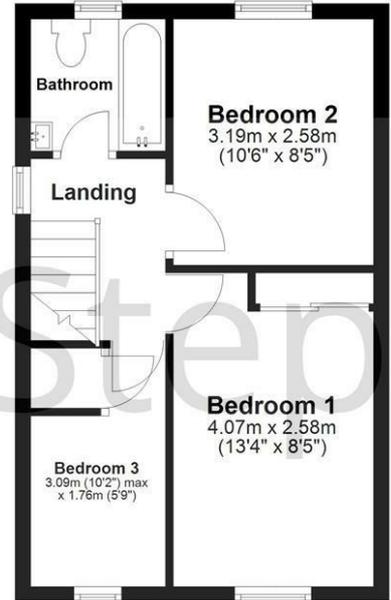
### Ground Floor

Main area: approx. 35.8 sq. metres (385.4 sq. feet)  
Plus garages, approx. 13.2 sq. metres (141.7 sq. feet)



### First Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



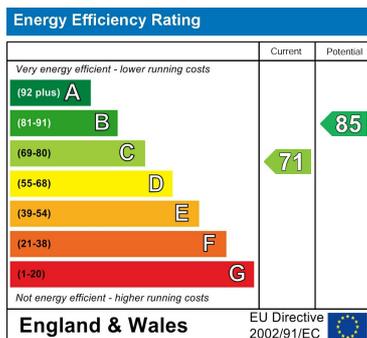
Main area: Approx. 68.3 sq. metres (735.1 sq. feet)  
Plus garages, approx. 13.2 sq. metres (141.7 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

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**