

Aleyn Way

Baldock,
Hertfordshire, SG7 6SU
£525,000

country properties

We are delighted to offer to market this delightful 3 bedroom detached family home, ideally located on the popular Clothall Common development in Baldock. The property has been considerably improved and renovated by the current owner and is presented in good condition, while still offering the new owners scope to further improve or tailor the home to their own taste and add value.

Upon entry, you are greeted by a bright and airy entrance hall with useful storage for coats and shoes, together with a convenient cloakroom comprising WC and hand wash basin. To the right, you will find the recently fitted kitchen, featuring a range of modern high-gloss handleless wall and base units, integrated appliances and ample work surfaces. A door provides direct access to the rear garden.

Directly ahead is the spacious living/dining room, offering ample space for relaxing and entertaining. The room flows seamlessly into the stunning sunroom, which benefits from windows on all sides and a beautiful skylight, creating a bright and versatile space while providing a wonderful connection with the garden.

Upstairs, the property offers 3 bedrooms. Bedrooms 1 and 2 are both well-proportioned doubles and benefit from built-in wardrobes, while bedroom 3 is a versatile single bedroom that would also make an ideal home office. All three bedrooms are served by the family bathroom, comprising a full-sized bath with shower over, WC and hand wash basin.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for 1 vehicle and leads to an oversized single garage. Recently fitted anthracite windows, doors and garage door give the property a striking contemporary appearance from the outset.

To the rear is a compact yet thoughtfully designed and professionally landscaped garden, featuring mature planted borders, raised planters, paved seating areas and artificial lawn. Fully enclosed and designed for easy maintenance, it provides an excellent space for entertaining and relaxing outdoors.

Offering excellent accommodation, a desirable location and a combination of recent improvements with further potential, this superb detached home is one not to be missed. Properties of this type are rarely available, and early viewing is highly recommended to fully appreciate everything this property has to offer.

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per person, payable by the applicant(s).

- 3 Bedrooms - 1 Bathroom - 1 Cloak Room
- Detatched Family Home With A Garage & Drive Way
- Stunning Garden Room & Spacious Living / Dining Room
- Recently Refitted High Spec Kitchen
- Professionally Landscaped Garden
- Recently Fitted Anthracite Doors & Windows
- Council Tax Band E - EPC Rating C













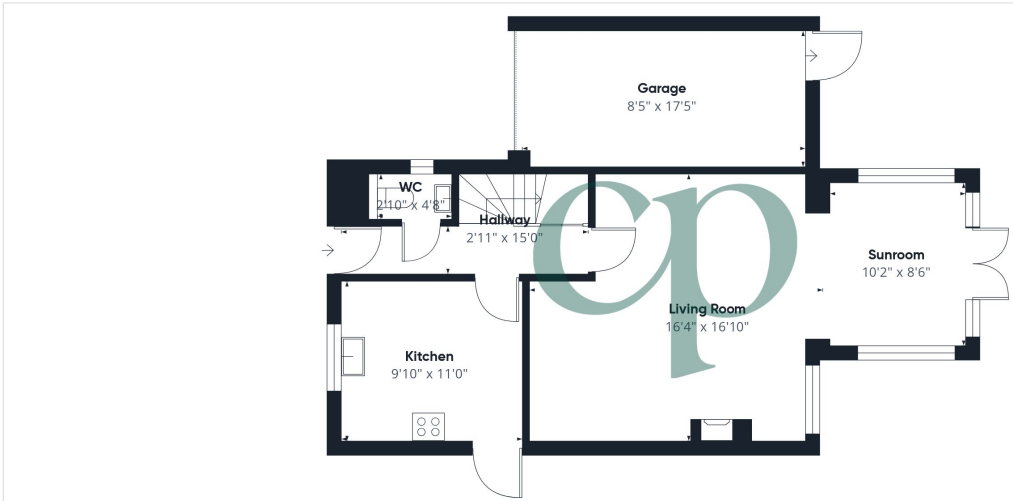












Floor 0





Floor 1

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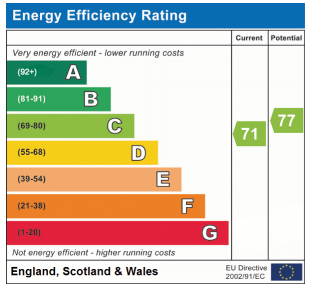
Approximate total area(1)

1092 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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