

Pryor Road

Baldock,
Hertfordshire, SG7 6LH

OIEO £450,000

country properties

We are delighted to offer to market this delightful three bedroom family home, ideally located on Pryor Road, just a short walk from Baldock High Street and the wide range of local amenities on offer. Offering well-proportioned accommodation, a modern specification and a particularly impressive rear garden, this is a lovely home that is ideally suited both families and commuters.

Upon entry, you are greeted by a bright and airy entrance hall with stairs rising to the first floor. To the right is a modern cloakroom comprising a low-level WC and hand wash basin, while to the left is the spacious living room, with windows overlooking the front aspect.

Straight ahead is the stunning kitchen/dining room, which forms the heart of the home. The kitchen is fitted with a range of attractive Shaker-style wall and base units, ample work surfaces and integrated appliances, together with a useful breakfast bar. There is also plenty of space for a dining table positioned in front of the sliding doors, which open directly onto the rear garden and allow plenty of natural light into the room.

Upstairs, the property benefits from three bedrooms, two of which are generous double rooms with windows overlooking the front aspect. The third bedroom is a well-proportioned single room with built-in wardrobes and views over the rear garden. The bedrooms are served by a modern family bathroom comprising a full-sized bath with shower over, low-level WC and hand wash basin.

Externally, the property continues to impress with a generous and well-established rear garden, offering a low-maintenance yet versatile space that is ideal for families and entertaining. A decked patio area with covered roof abuts the property, creating a fantastic area for outdoor dining and entertaining while providing a seamless connection to the main living accommodation. There is also a compact outdoor kitchen area, together with a useful brick-built outbuilding which could provide additional storage or be utilised as a practical laundry room.

Beyond the patio is a good-sized lawn, complemented by mature planted borders, a pergola and several timber sheds providing further storage. To the front, a sizeable lawned area separates the property from the road, adding to the property's attractive approach.

Early viewing is highly recommended to fully appreciate the generous accommodation, impressive garden and convenient location this lovely family home 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
- Open Plan Kitchen / Diner
- Turn Key Condition - Ready To Move In
- Generous Rear Garden & Patio
- Recently Fitted Kitchen & Bathrooms
- Short Walk From Town Centre
- Off Road Parking For 2 Cars At Rear Of Garden
- Council Tax Band C - EPC Rating TBC

















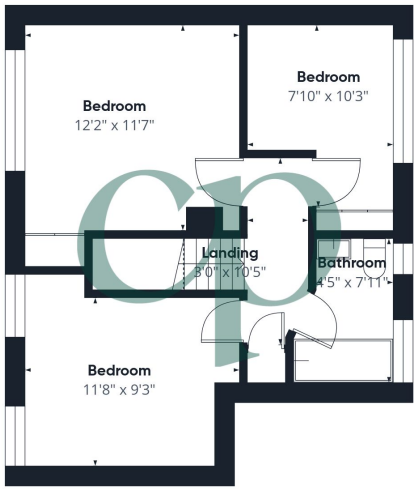








Floor 0





Floor 1

country properties

Approximate total area(1)

876 ft²

Reduced headroom

3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE360

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

Country Properties | 39, High Street | SG7 6BG
T: 01462 895061 | E: baldock@country-properties.co.uk
www.country-properties.co.uk

country properties

country properties