

Weston Way

Baldock,
Hertfordshire, SG7 6EZ
£675,000

country properties

We are delighted to offer to market this immaculately presented four bedroom family home, ideally located on Weston Way, within easy walking distance of local schools and Baldock High Street. Arranged over three floors, the property offers versatile accommodation including a stunning kitchen/dining room, separate playroom and impressive principal suite.

Upon entry, you are greeted by a bright and airy entrance hall with useful space for coats and shoes and stairs rising to the first floor. To the right is the generously proportioned living room, with windows overlooking the front garden, while straight ahead is the impressive kitchen/dining room which forms the heart of the home.

The kitchen is fitted with an extensive range of timeless Shaker-style wall and base units, ample work surfaces, a sizeable central island and integrated appliances. The adjoining dining area provides plenty of space for a large family dining table and flows effortlessly into the kitchen. Doors open directly onto the rear garden and generous gravel seating area, while the dining area also provides access to a useful separate playroom.

To the rear of the kitchen is a laundry room, together with a separate cloakroom, completing the ground floor accommodation.

On the first floor, the property benefits from three bedrooms, comprising two generously proportioned double bedrooms and a further single bedroom. All are served by a modern family bathroom, fitted with a full-sized bath with shower over, low-level WC and hand wash basin with built-in storage.

The second floor is dedicated to the impressive principal suite. The spacious and naturally bright bedroom benefits from a walk-in wardrobe and Juliet balcony overlooking the rear garden. A generous en-suite shower room completes the suite, featuring an oversized low-level shower, WC and hand wash basin with built-in storage.

Externally, the property enjoys a generous rear garden, predominantly laid to lawn and complemented by mature planted borders. A substantial seating area abuts the property, while several timber sheds to the side provide additional storage.

To the front, a sizeable lawn with mature planted borders creates an attractive approach to the home. A large driveway provides ample off-road parking and leads to a covered carport.

Situated within easy reach of local schools, Baldock High Street and the town's wider amenities, this is a well-positioned home offering excellent flexibility across three floors. Presented in immaculate condition and ready for the new owners to move straight in, properties of this calibre are rarely available. Early viewing is highly recommended.

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).

- 4 Bedrooms - 2 Bathrooms - 1 Cloak Room - 2 Receptions
- Immaculate Condition Throughout
- Sizable Rear Extension & Loft Conversion
- Generous Front & Rear Garden
- Off Road Parking For Several Cars
- Council Tax Band D - EPC Rating D












EXIT 420













Floor 0



Floor 1





Floor 2

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Approximate total area(1)

1381 ft²

Reduced headroom

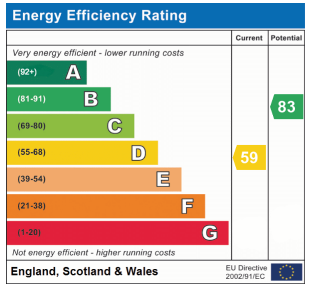
13 ft²

(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.

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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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