

Nightingale Way

Baldock,
Hertfordshire, SG7 6JT

OIEO £380,000

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New to the market this three bedroom mid-terraced family home, is ideally located on Nightingale Way, just a short walk from local schools and Baldock High Street. Offering generous accommodation, a modern kitchen, good-sized garden and off-road parking, the property also provides plenty of scope for the new owners to update and personalize to their own taste.

Upon entry, you are greeted by a bright and airy entrance hall with stairs rising to the first floor. To the left is a modern shower room comprising a freestanding shower enclosure, low-level WC and hand wash basin. To the right is the dining room, with a door leading through to the living room. A further door from the hallway provides direct access to the living room, which features an open fireplace and patio doors opening into the conservatory.

Straight ahead is the generously proportioned modern kitchen, fitted with a range of wall and base units, ample work surfaces and integrated appliances. The kitchen also benefits from direct access to the rear garden.

Upstairs, a spacious landing provides access to three generously proportioned double bedrooms. Two bedrooms are positioned to the rear of the property, both enjoying views over the garden, while the third bedroom overlooks the front. The bedrooms are served by a good size, recently refitted family bathroom comprising a full-sized bath, low-level WC and hand wash basin.

Externally, the property benefits from a driveway to the front providing off-road parking for up to two vehicles. To the rear is a generous garden, predominantly laid to lawn with a paved patio area immediately adjoining the property. The patio can be accessed from both the kitchen and conservatory, creating a practical space for outdoor dining and entertaining. At the rear of the garden are two storage sheds, and a gate providing direct access to the park beyond.

The property is ideally positioned for access to local schools and the surrounding amenities, while the rear park access provides an additional benefit for families.

Offering generous accommodation, three double bedrooms and excellent outdoor space, this property presents an exciting opportunity for the new owners to improve and personalize to their own taste.

Early viewing is highly recommended to fully appreciate the space and potential 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 - 2 Bathrooms - 2 Reception Rooms
- Mid Terrace Family Home
- Recently Re Fitted Kitchen
- Room To Improve / Add Value.
- Off Road Parking for Up To Two Cars
- Council Tax Band C - EPC Rating D








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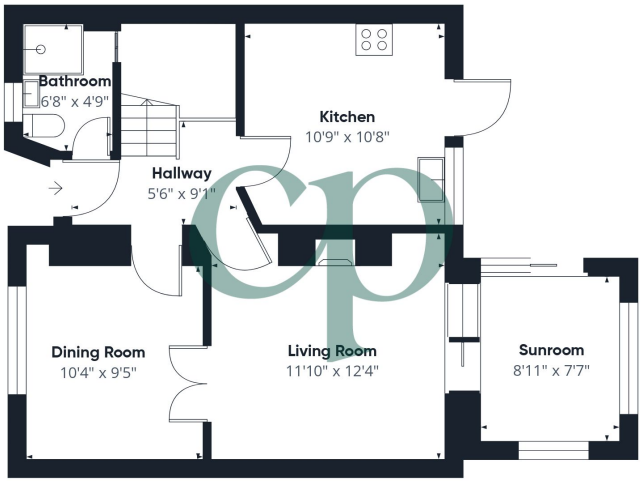



HOPE

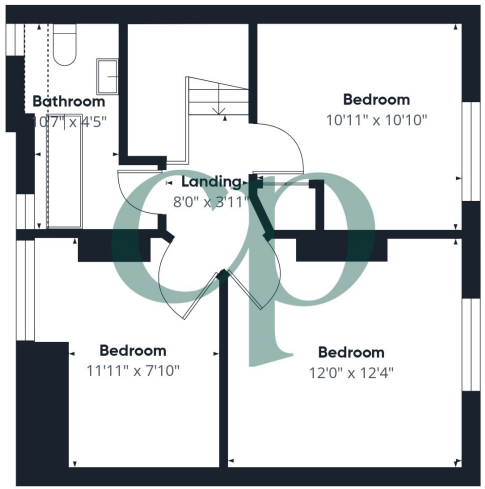



Good
Things
Take Time





Floor 0





Floor 1

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Approximate total area(1)

974 ft²

Reduced headroom

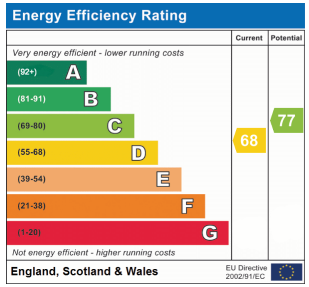
10 ft²

(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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