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1 Icknield Way, Baldock, SG7 5AJ

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Offers In Excess Of £425,000

This traditional three bedroom property is situated on Icknield Way in the historic market town of Baldock, Hertfordshire. The house offers plenty of character, with cream-painted brick elevations, a tiled roof and a two-storey central section.

The property is in need of modernisation, offering an excellent opportunity for purchasers looking to update, improve and potentially put their own stamp on a home.

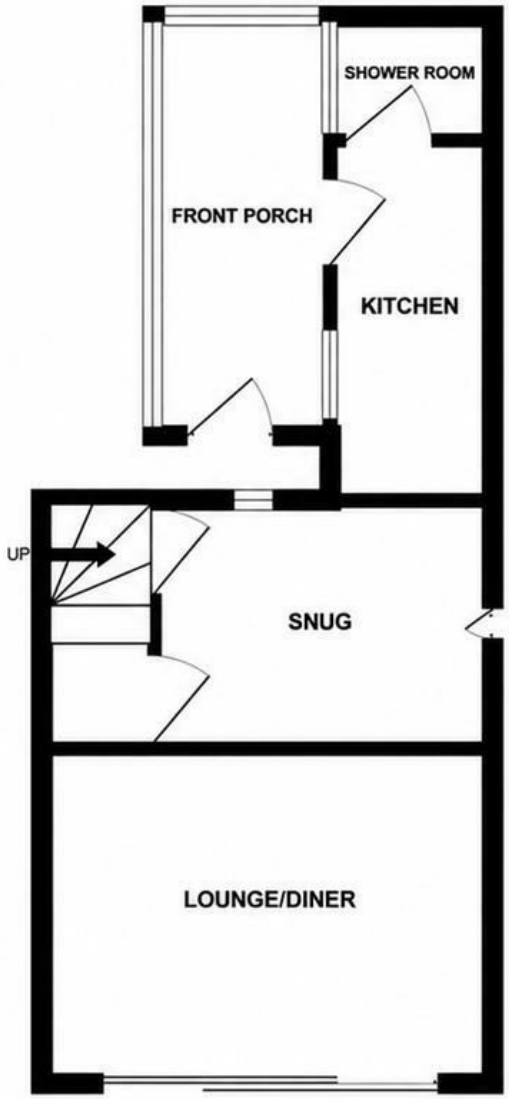
To the front, the property benefits from a private paved driveway providing off-road parking for one vehicle. The property comprises; a large front porch, kitchen, snug, lounge/diner with access to the rear garden, and a downstairs shower room. To the first floor are three good sized bedroom, offering a peaceful retreat at the end of the day.

Outside, the property boasts a manageable garden, perfect for enjoying the fresh air or hosting summer barbecues. The surrounding area is known for its friendly community and picturesque surroundings, making it an ideal place to call home.

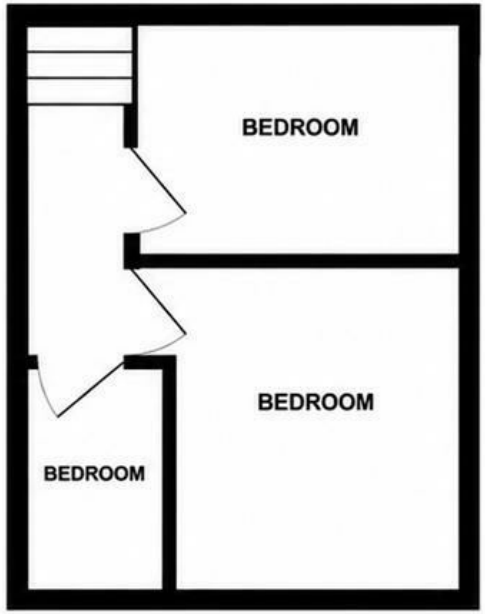
Baldock is a popular historic market town offering a good range of local amenities, and is conveniently positioned for local schools, leisure facilities and countryside walks. Baldock railway station provides connections towards London King's Cross and Cambridge, while the nearby A1(M) offers excellent road links to surrounding towns and beyond.

- Beautiful Traditional Detached Residents
- 2 Spacious Reception Rooms
- Downstairs Shower Room
- In Need of Modernisation Throughout
- Close to Town Centre & Amenities
- 3 Good Sized Bedroom
- Separate Kitchen
- Driveway & Lovely Rear Garden
- Easy access to London via A1M or Train Link

GROUND FLOOR



1ST FLOOR



Front
The front of the property is access via a private paved driveway providing off-road parking for one vehicle, with gated side access leading to the front porch to the house, and provides access down the side of the property to the rear garden.

Porch
The front entrance is through the double glazed door to the side of the porch. The porch is double glazed and has shelving and base unit fitted. There is a door leading into the kicthen.

Kitchen
The property benefits from a good-sized traditional galley-style kitchen comprising; a fitted range of wall and base units, complemented by worktop above, tiled splashbacks with decorative floral detailing, a stainless steel sink and drainer unit, positioned beneath a window to the side aspect, providing natural light, together with space for a freestanding cooker and additional appliances. The kitchen also benefits from useful fitted storage cupboards, one of which houses the boiler and a door providing access to the snug one end and the main shower room to the other end of the kitchen.

Snug
The snug is a great size with ample space for furniture, a window to the front aspect, gas fire and access to the stairs ascending to the first floor accommodation and the hallway leading into the lounge/dining room.

Lounge/Diner
The lounge/diner is very spacious with ample room for both living and dining room furniture, with large patio doors lead to the rear garden and patio area idea for enjoying the outside and/or entertaining. This space has a lot of potential.

Downstairs Shower Room
The downstairs shower has a window to the side aspect and comprises; a shower cubicle with electric shower, low level WC, wash hand basin with pedestal, tiled and with a radiator.

Landing
The landing provides access to all bedrooms.

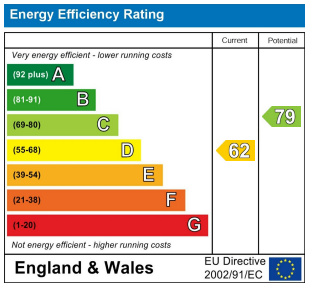
Bedroom One
The master bedroom is a good sized double with ample space for furniture and a large window allowing plenty of natural light into the room. The bedroom benefits from a range of fitted wardrobes and storage cupboards.

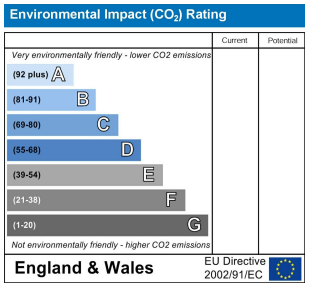
Bedroom Two
The second bedroom is a good sized double with ample space for furniture and a large window allowing plenty of natural light into the room. The bedroom benefits from a range of fitted wardrobes and storage cupboards, together with additional fitted furniture and dressing space.

Bedroom Three
The third bedroom is a good sized with ample space for furniture and a window allowing plenty of natural light into the room.

Garden
The property benefits from a pleasant rear garden, which can be accessed via a side entrance from the front of the property or directly from the lounge/diner through patio doors. The garden features a central lawned area, bordered by established shrubs, mature hedging and planted borders, providing a good degree of privacy and greenery, with a lovely feature pond. There is a paved patio area offering space for outdoor seating and entertaining, together with a paved pathway extending along the garden towards the rear, where a useful garden shed/workshop provides additional storage. Offering a good balance of lawn and patio, the rear garden provides an excellent outdoor space with ple







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.








FLAVEL

























