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20 St. Marys Way, Baldock, SG7 6JF



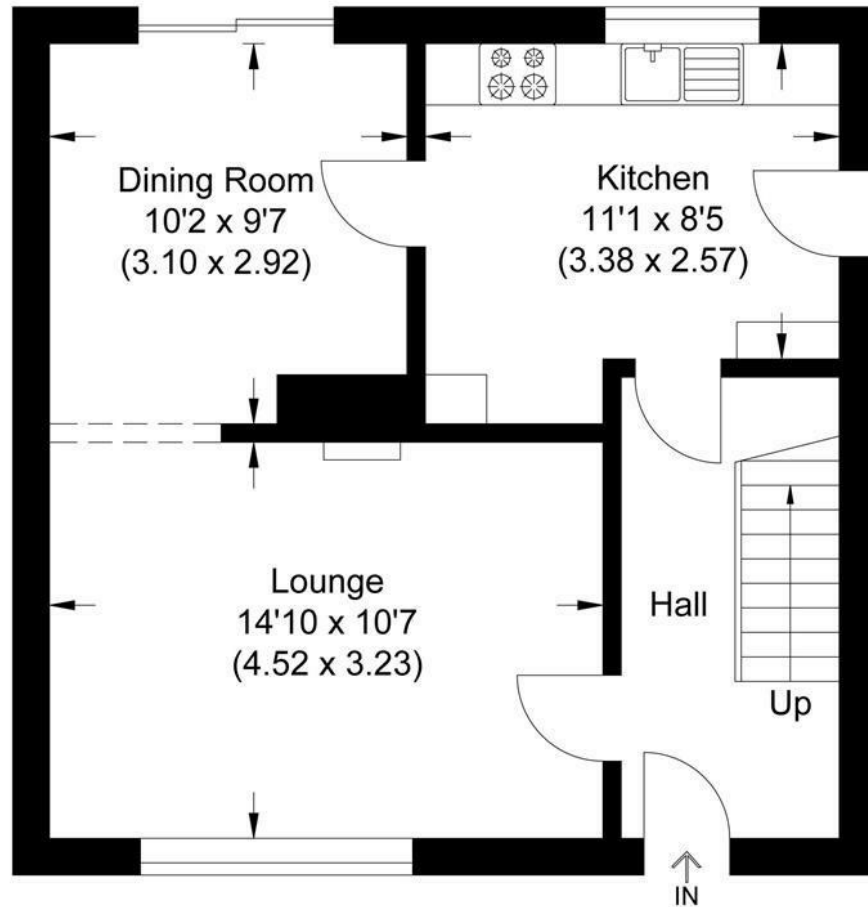
20 St. Marys Way, Baldock, SG7 6JF

Price £430,000

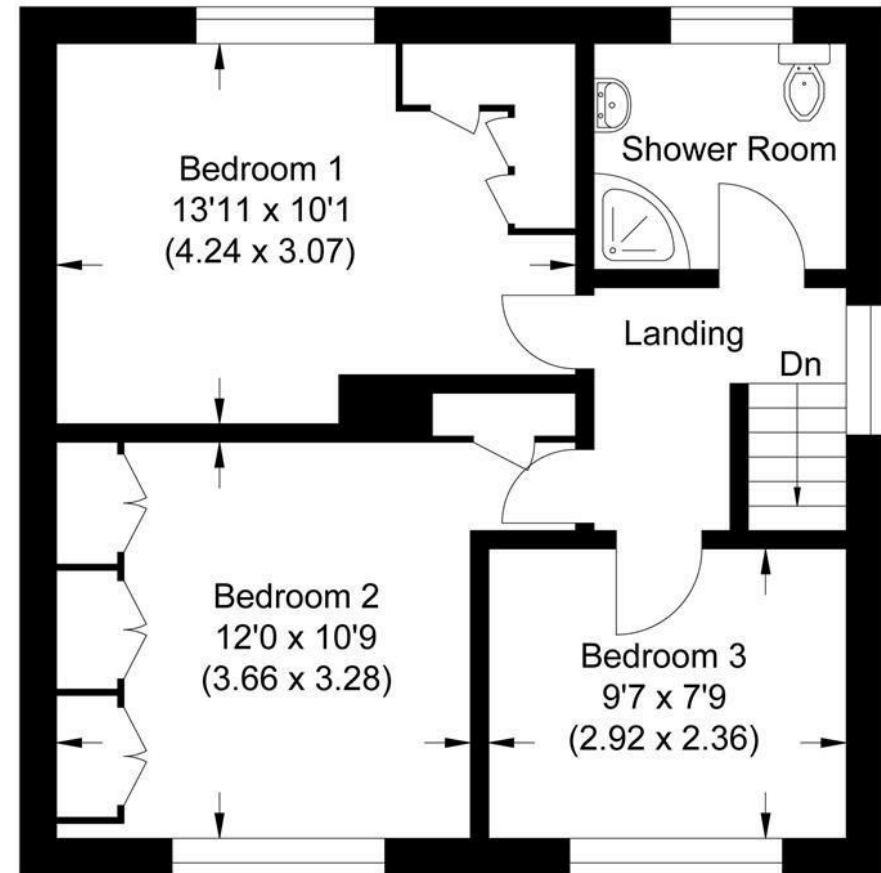
- Prime residential location
- Three-bedroom semi-detached family home
- Modern upstairs shower room
- Patio doors from dining room to the rear garden
- Generous frontage with parking for three to four vehicles
- Well-presented and well-maintained throughout
- Two double bedrooms and a good-sized single bedroom
- Spacious lounge flowing into the dining room
- Practical, well-laid-out kitchen with garden outlook
- Private rear garden with convenient side access

**PRIME RESIDENTIAL LOCATION** A well-presented and well-maintained throughout three-bedroom semi-detached family home, ideally situated within walking distance of highly regarded schools. The property benefits from a generous frontage providing parking for three to four vehicles and convenient side access. Inside, there is a good-sized lounge flowing seamlessly into the dining room, with patio doors opening onto the rear garden, ideal for family living and entertaining. The practical, well-laid-out kitchen enjoys a window overlooking the garden. Upstairs offers two double bedrooms and a good-sized single bedroom, along with a modern shower room. The property is completed by a private rear garden.

Approximate Gross Internal Area  
83.59 sq m / 899.75 sq ft  
(Excludes Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**Entrance**

Canopy porch. Outside light.

**Entrance Hall**

Double glazed front door. Radiator. Wood effect flooring. Stairs to first floor. Under stairs storage. Doors to:

**Lounge**

Window to front aspect. Tall modern grey radiator. Opens through to:

**Dining Room**

Sliding patio doors to rear. Tall modern grey radiator. Wood effect flooring.

**Kitchen**

Fitted with a range of wall and base level units with wood effect laminate countertops. Integrated 4 ring gas hob with tiled splash back. Stainless steel sink and drainer with mono tap over. Built in double oven. Built in microwave. Space for tall fridge/freezer, dishwasher and washing machine. Tall modern grey radiator. Window to rear aspect. Door to side passage. Inset ceiling lights.

**First Floor****Landing**

Window to side aspect. Doors to:

**Bedroom One**

Window to rear aspect. Access to loft. Radiator. Fitted wardrobes.

**Bedroom Two**

Window to front aspect. Wall to wall fitted wardrobes. Cupboard housing boiler.

**Bedroom Three**

Window to front aspect. Radiator.

**Shower Room**

Corner shower with hand held attachment and drench head. Low level flush w/c. Pedestal wash hand basin. Victorian style radiator. Wall mounted LED sensor lit mirror. Tiled splash backs.

**Outside****Front**

Garden mostly laid to lawn with mature shrubs.

**Driveway**

To fit 3-4 vehicles. Gated side access.

**Rear****Garden**

Large patio area. Brick built shed with power. Outside tap. Pond. Greenhouse. Mostly laid to lawn with mature shrubs.

**Agents Note**

Cavity wall insulation and Positive Input Ventilation (PIV) system added after last EPC.

Loft: Partially boarded, light and ladder.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	