



Baldwin Way, Swindon DY3 4PF

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EXCLUSIVE



## Baldwin Way, Swindon, DY3 4PF

Located in one of Swindon's most sought after addresses is this immaculately presented four bedroom detached family home which offers potential buyers a fantastic blend of spacious living accommodation, generous sized bedrooms and beautifully maintained front and rear gardens. Upon approach is a large block paved in an out driveway with mature shrubs, access to the double garage and double gates to the side. Off the welcoming entrance hall is an impressive L-shaped lounge, dining room/study, WC and a well appointed kitchen opening to a sizeable conservatory with space for seating and dining, perfect for those who love hosting. The first floor boasts a gorgeous family bathroom with a roll top bath, four good sized bedrooms, one with a modern fitted en suite shower room. With access from the conservatory this property has a stunning rear garden, a private patio area with lawn beyond which is bordered with mature trees, shrubs and plants, water feature, steps leading to a further lawn area with peaceful views overlooking Smestow Brook. This lovely family home is conveniently located within short distance of Swindon village, whilst Kingswinford, Wall Heath and Wombourne are also close by which all offer popular schooling and an abundance of amenities. Along with scenic canal side walks just a stones throw away, this home offers the balance of peaceful surroundings and convenience.





#### **Front Of The Property**

To the front of the property is an expansive block paved in and out driveway with gravel borders, electric up and over door leading to the garage, mature shrub borders, double glazed door to the entrance hall and double gates to side leading to the rear garden.

#### **Entrance Hall**

With a double glazed door to front, double glazed window to front, stairs to the first floor landing, doors to rooms, laminate floor and a central heating radiator.

#### **WC**

With a door from the entrance hall, WC, wash hand basin, double glazed window to front, laminate floor, recessed spotlights and a central heating radiator.

#### **Dining Room/Study**

9'2" x 8'6"

With a door from the entrance hall, double glazed window to front and a central heating radiator.

#### **Lounge**

24'3" x 15'8"

With a door from the entrance hall this spacious L-shaped lounge has a double glazed window to front, laminate floor, double glazed doors to conservatory, open fire with stone surround, recessed spotlights and two central heating radiators.

#### **Kitchen**

15'5" x 11'9"

With a door from the entrance hall and opening to the conservatory this kitchen is fitted with a range of wall and base units, work surfaces with tiled splashback, island with breakfast bar, one and a half ceramic sink and drainer, space for range cooker with stainless steel cooker hood above. integrated fridge and microwave, plumbing for dishwasher, tiled floor, over and under counter spotlights and a column central heating radiator.



### **Conservatory**

26'2" x 17'0"

Opening from the kitchen this generous sized conservatory has two double glazed doors to the side leading to the rear garden, tiled floor, double glazed windows to the rear and side, ceiling light and fan, a column central heating radiator and three electric heaters.

### **Double Garage**

18'8" x 15'1"

With an electric up and over door to front, plumbing for washing machine, boiler, space for tumble dryer and fridge freezer, windows to side and rear, door to rear garden, power and light, loft access and a central heating radiator.

### **Landing**

With stairs from the entrance hall, airing cupboard, doors to rooms and loft access.

### **Bedroom One**

15'1" x 11'5"

With a door from the landing this impressive master bedroom has a door to en suite, two double glazed windows to front and a central heating radiator.

### **En Suite**

With a door from bedroom one this modern fitted en suite has a shower cubicle with waterfall shower head and separate shower attachment, WC, wash hand basin, double glazed window to side, tiled floor and walls, LED mirror, recessed spotlights and a chrome heated towel rail.

### **Bedroom Two**

11'9" x 8'10"

With a door from the landing, laminate floor, storage cupboard, double glazed window to front and a central heating radiator.



### **Bedroom Three**

10'2" x 8'10"

With a door from the landing, fitted wardrobes, double glazed window to rear and a central heating radiator.

### **Bedroom Four**

8'10" x 8'6"

With a door from the landing, laminate floor, fitted wardrobes, double glazed window to rear and a central heating radiator.

### **Bathroom**

With a door from the landing this gorgeous family bathroom has a roll top claw foot bath, WC, wash hand basin, recessed spotlights, tiled floor, double glazed window to rear, shaver point and a traditional central heating radiator.

### **Garden**

With access from the conservatory this stunning rear garden has a private patio area with lawn beyond which is bordered with mature trees, shrubs and plants, water feature, steps leading to a further lawn area which overlooks Smestow Brook. There is a further block paved area to the side which would be ideal for those buyers with a motor home, door to the garage and access back to the front of the property.

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, Hunters 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 Hunters estate agents.

GROUND FLOOR  
1272 sq.ft. (118.1 sq.m.) approx.

1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1923 sq.ft. (178.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      | 69        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
01384 443331 <https://www.hunters.com>

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