



18 Baldwin Drive

PE2 9SD

£330,000



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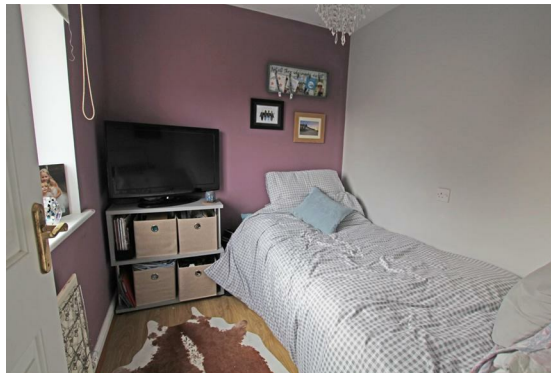
18 Baldwin Drive

PE2 9SD

Located on the ever popular and sought after British Sugar development this detached family home enjoys easy access to the many local amenities and the city centre. The accommodation has gas radiator heating, PVCu double glazing, cavity wall insulation and comprises; Entrance Hall with stairs to the first floor, a good size Lounge with French doors to the rear garden. There is a rear Hallway with a convenient Cloakroom and archway access to the fitted Kitchen Diner. The Landing leads to a Master Bedroom with an Ensuite Shower Room, two further Bedrooms and a Family Bathroom. Outside is a driveway and single Garage along with an attractive, enclosed rear garden. Viewing is recommended.

Tenure Freehold
Council Tax c
EPC tbc





Entrance Hall

Lounge
15'10" x 9'10" (4.83m x 3.01m)
French doors to rear garden

Rear Hallway
Door to rear garden, opening to

Kitchen Diner
15'10" x 9'5" (4.83m x 2.89m)

Cloakroom

Landing

Bedroom 1
12'10" x 8'9" (3.93m x 2.68m)

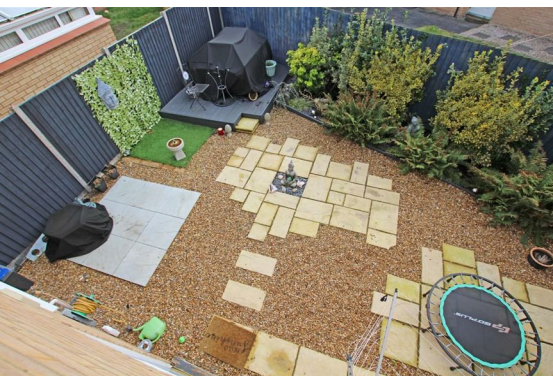
Ensuite Shower Room

Bedroom 2
10'0" x 8'11" (3.06m x 2.74m)

Bedroom 3
7'0" x 6'9" (2.14m x 2.08m)

Family Bathroom

Outside
To the front of the property is an open plan gravel garden, to the side is a drive way leading to a single garage. The garage has a personnel door into the enclosed rear garden which has a patio area gravel areas and shrub borders.



Floor Plan



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

