



*Ann Cordey*  
ESTATE AGENTS

77 Baldwin Lane, Darlington, DL1 1QA  
Offers In The Region Of £205,000



## 77 Baldwin Lane, Darlington, DL1 1QA

Townhouse living at its best with this property offering spacious and versatile living across three floors. The property at Baldwin Lane boasts FOUR generous bedrooms, a first floor lounge with juliet balcony overlooking the rear garden. The kitchen and dining area is spacious and easily accommodates a family table and has an ample range of wall, floor and drawer cabinets.

There is either a WC or bathroom facilities conveniently located on each floor and with the master bedroom boasting en-suite. Externally the rear garden has been landscaped and is a gorgeous space in which to enjoy the best of the weather and has been thoughtfully planned to allow for ease of maintenance.

The front is open plan and paved allowing for off street parking for two vehicles this is in addition to the integrated GARAGE which has an up an over door light and power. There is also an EV charging point.

The property also enjoys the remaining four years of the NHBC guarantee and is warmed by gas central heating and is fully double glazed. Being in ready to move into order having been tastefully decorated and much improved and occupies a convenient location within the Eastbourne area of Darlington. There is access to the local shops and amenities including retail park and gym. There are regular bus services and excellent transport links to the A1M and A66.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

A smart composite door opens into the reception hallway which has access to the ground floor cloaks/wc and kitchen/diner.

### CLOAKS/WC

With a white suite to include hand basin and low level wc.

### KITCHEN & DINER

15'7" x 11'11" (4.77 x 3.65)

A generous space fitted with an ample range of wall, floor and drawer cabinets in a white gloss finish complimented with the warm wood tones of the oak effect work surfaces with stainless steel sink unit. The integrated appliances include an electric oven and gas hob. The room has a window overlooking the rear garden and french doors opening onto the patio. The room can easily accommodate a family dining table.

### FIRST FLOOR

The landing on the first floor leads to the lounge, bedroom four and family bathroom/WC.

### LOUNGE

14'8" x 12'6" (4.48 x 3.82)

A very pleasant room, spacious and well presented with elevated views over the rear garden and with juliet balcony opening to enjoy the best of the weather. The addition of a mock chimney breast adds character to the room having shelving to each side and an inset with electric log burning stove to cast a cosy glow.

### BEDROOM FOUR

10'2" x 8'10" (3.10 x 2.70)

A double bedroom overlooking the front aspect.



## BATHROOM/WC

Comprising of a white suite with panelled bath, pedestal hand basin and WC. The room has been finished with ceramic tiling in modern grey tones.

## SECOND FLOOR

Leading to the bedroom one, two and three.

### BEDROOM ONE

14'0" x 13'2" (4.28 x 4.03)

The principal bedroom of the home is a generous double room over looking the front aspect and benefiting from fitted wardrobes and en-suite facilities.

### EN-SUITE

With large walk in shower, WC and hand basin. The room has been finished with easy to maintain and stylish wall panelling.

### BEDROOM TWO

12'5" x 7'1" (3.80 x 2.17)

A further good sized bedroom overlooking the rear aspect and having a bespoke cabinet with plumbing for an automatic washing machine.

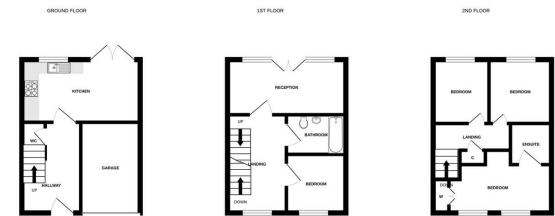
### BEDROOM THREE

11'10" x 8'6" (3.63 x 2.60)

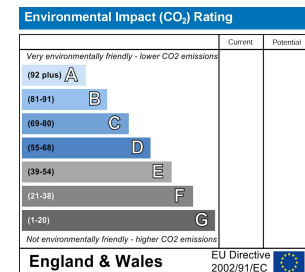
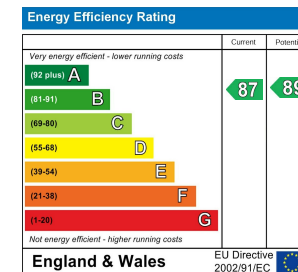
Bedroom three is also well proportioned and is currently used as a dressing room with free standing hanging and drawer wardrobes.

## EXTERNALLY

The property is open plan to the front with a paved driveway for off street parking for two vehicles this is in addition to the integral GARAGE which has an up and over door and electric vehicle charging point. There is access to the side leading to the rear garden which has been landscaped. The well planned design allows for various areas of interest and places to sit to catch the best of the sun with paved patio seating area and composite decking. The raised garden beds are well stocked with bedding plants to add colour and interest and there is a timber framed potting shed. The garden is quite private and attracts a great deal of sun.



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