



£1,050,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: E

Baldwins Gate Newcastle

Park Wood Drive Baldwins Gate
Newcastle Staffordshire



A bespoke designed contemporary family residence situated within an attractive semi-rural location and enjoying stunning far reaching rural views across Staffordshire countryside. Spacious throughout and offering an open plan and modern interior layout comprising; feature full height vaulted ceiling hallway having galleried landing area above and cloakroom. Impressive bespoke open plan kitchen with dining and large family area with bi-fold doors to a raised rear patio enjoying views over rear garden and rural landscape beyond. Living room with picture window enjoying countryside views, spacious office or additional family room. Practical utility with internal access to large integral garage/workshop. A galleried landing area giving access to the family bathroom and four extremely spacious double bedrooms comprising of master bedroom suite with Juliette balcony again with elevated views over garden and countryside. Walk-in dressing room and luxury en-suite wet room. Large second bedroom with en-suite wet room and two further double bedrooms (bedroom four having separate access to adjoining en-suite wet room with bedroom two). Set in extensive and well-manicured plot providing ample parking to front and landscaped gardens to three sides and large raised composite deck patio area, lawns and an abundance of plant, shrub and tree borders and beds with pathways surrounding.

- Stylish Contemporary Living Detached Home
- Fantastic Far Reaching Rural Views
- Large Open Plan Living Family kitchen
- Two Additional Reception Rooms
- Four Bedrooms & Three Bathrooms
- Landscaped Gardens, Garage & Parking

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Ground Floor

Reception Hallway 15' 0" x 9' 3" (4.57m x 2.82m) + corridor access
With modern composite part opaque glass panelled front entrance door with further side panel. Part glazed panelled internal doors to all ground floor rooms including central double doors to lounge. Turned staircase to first floor with oak and glass balustrade leading to galleried landing area having partial downlighting, ceiling downlights and twin skylight windows to full height apex ceiling. QuickStep Impressive Ultra water resistant laminate flooring with underfloor heating and uPVC window facing to front.

Guest WC
With continuation of QuickStep Impressive Ultra water resistant laminate flooring with underfloor heating. Two piece suite comprising close



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coupled W.C. and vanity wash hand basin with lever tap and matching mirror unit above. Ceiling downlighting and opaque uPVC window facing to front.

Open Plan Kitchen, Dining & Family Area 27' 0" x 24' 2" (8.24m x 7.36m)

A superb open plan family kitchen and entertaining space with continuation of QuickStep Impressive Ultra water resistant laminate flooring having underfloor heating throughout.

Kitchen Area

Bespoke Masterclass kitchen comprising extensive range of sand gloss units comprising of cupboards and drawers, integrated dishwasher and having Staron work surface with inset one and a half bowl sink and extending to sides. Contrasting wood grain effect range of full upright storage units having centre-piece fan assisted electric principal oven with hide and slide door and matching secondary fan assisted electric oven/microwave with warmer drawer beneath and large integral larder fridge and separate larder freezer. Further matching double wall unit. Large island unit with matching sand gloss units comprising of further drawers and cupboards with additional power point, pull out spice rack and bin area. Matching Staron work surface extending to sides with five ring inset gas hob and Alica ceiling hung non vented designer cylinder extractor above. Ceiling downlighting, uPVC window facing to front. WALK-IN PANTRY with continuation of flooring, ceiling downlighting and power point.

Family/Dining Area

With internal door access to lounge and bespoke electric remote control log and slate effect fire. Four panel aluminium bi-fold doors opening to rear patio having superb panoramic views over garden and rural countryside beyond. One further uPVC full height window continuing to rear aspect with two further full height uPVC windows to side aspect.

Lounge 16' 9" x 15' 1" (5.1m x 4.59m)

With underfloor heating. Accessed via part glazed double doors from hallway and having separate personal door from family area. Large uPVC picture window having further panoramic views over garden and far





reaching countryside views beyond. Matching style bespoke electric remote control log and slate effect fire.

Additional Family Room/Office 15' 4" x 14' 0" (4.67m x 4.26m)

With underfloor heating, ceiling downlighting and further uPVC window to rear having further views over garden and countryside beyond.

Utility 9' 5" x 5' 7" (2.87m x 1.71m)

Continuation of QuickStep Impressive Ultra water resistant laminate flooring with underfloor heating from hallway, white gloss units housing Worcester conventional gas fired boiler, large pressurized water cylinder and underfloor heating manifold. Work surface with further base unit and inset stainless steel sink with mixer, space and plumbing for washing machine and dryer. uPVC window to side aspect, additional radiator and ceiling downlighting. Personal door access to large internal garage.



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First Floor

Galleried Landing

With feature glass balustrade overlooking reception hallway accessed from oak staircase with modern style radiator and ceiling downlighting.

Large Walk-In Store 11' 0" x 5' 10" (3.35m x 1.78m)

With radiator and fitted shelving. Loft access point with pulldown ladder to majority floorboarded loft.

Master Bedroom 16' 8" x 16' 0" (5.08m x 4.87m)

With twin uPVC French doors and further side panels opening to glazed panelled Juliette balcony having superb far reaching panoramic views over garden and countryside beyond. Further uPVC shaped window to side aspect and two radiators.

Walk-In Dressing Room 10' 2" x 7' 9" (3.1m x 2.36m)

With extensive range of fitted hanging space and shelving, radiator, ceiling downlighting and twin panel opaque window facing to front.

En-Suite Wet Room 10' 2" x 7' 9" (3.1m x 2.36m)

With four piece suite comprising large walk-in shower cubicle area with shelving recess and having glass splash panelling and concealed thermostatic shower with raindrip head and separate spray attachment, twin tabletop stone sink unit with double drawer unit beneath and wall inset lever taps, wall hung W.C. Chrome heated towel rail, porcelain wood grain effect tiled flooring and contrasting half tiling to walls, shelving recess, twin panel opaque uPVC window facing to front, electric shaver point, ceiling downlighting with concealed extractor.

Bedroom Two 17' 8" x 15' 0" (5.38m x 4.57m)

With radiator and uPVC window facing to front. Door to:

Bedroom Two Wet Room 11' 5" x 5' 10" (3.48m x 1.78m)

Having Jack and Jill arrangement with bedroom four. Three piece suite comprising large walk-in shower cubicle area with shelving recess and having glass splash panelling and concealed thermostatic shower with raindrip head and separate spray attachment, vanity wash hand basin with lever tap and enclosed W.C. Chrome heated towel rail, porcelain tiled



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floor and contrasting half tiling to walls, electric shaver point, small uPVC frosted glass window to side aspect, ceiling downlighting with combined extractor.

Bedroom Three 16' 8" x 11' 2" (5.08m x 3.4m)

With radiator and uPVC window facing to rear having further superb far reaching panoramic views over garden and countryside.

Bedroom Four 15' 0" x 11' 9" (4.57m x 3.58m)

With radiator and uPVC window facing to rear having further far reaching views. Door to en suite wet room (interconnected with bedroom two).

Family Bathroom 9' 6" x 7' 6" (2.89m x 2.29m)

Four piece suite comprising large twin end tiled panelled bath with concealed lever tap, enclosed tiled shower cubicle with thermostatic concealed shower and shelving recess, pedestal wash hand basin with



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lever tap and close coupled W.C. Porcelain tiled floor extending to bath panelling and wood grain effect porcelain tiling to shower cubicle. Chrome heated towel rail, electric shaver point, skylight, ceiling downlighting with concealed extractor.

Outside Front

The property stands on a substantial garden plot with laurel hedge screening to front, shaped lawn and resin driveway providing ample parking for several vehicles. Paved pathway to side with tiered side garden area having an abundance of plants and shrubs.

Integral Garage 16' 1" x 14' 4" (4.9m x 4.37m)

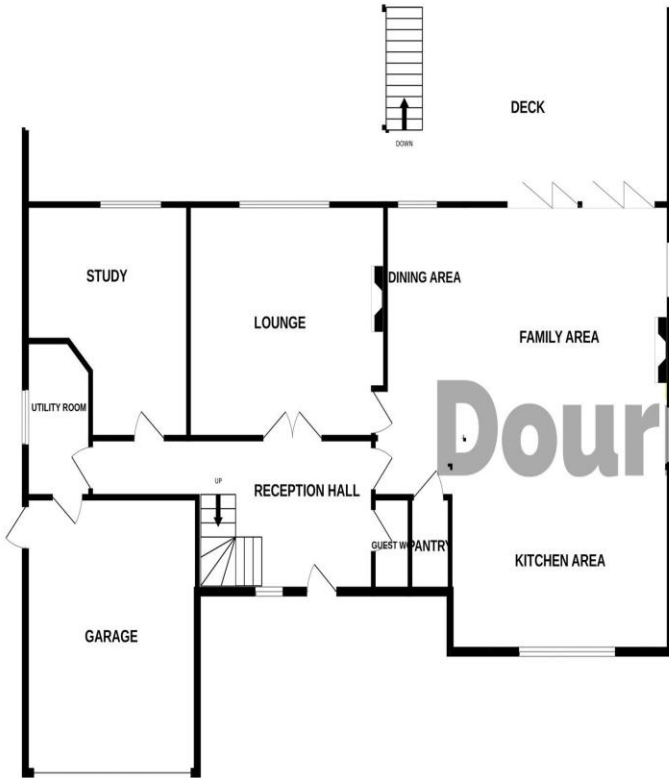
With remote insulated roller door, radiator, light, power and water tap. Composite personal side access door.

Outside Rear

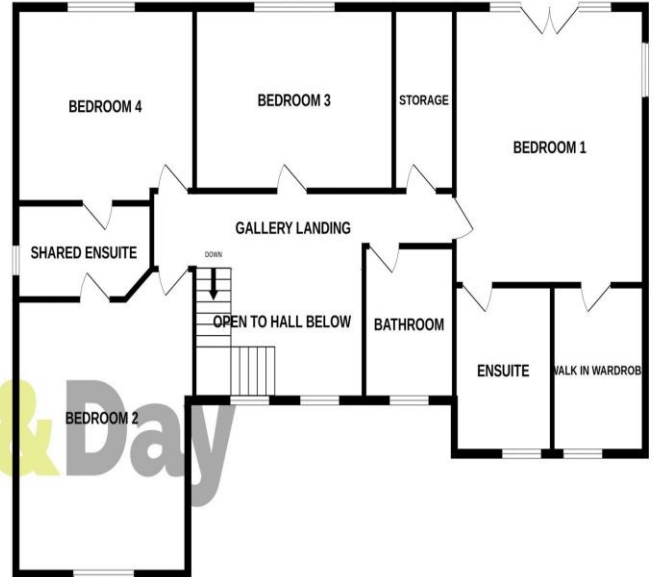
A beautifully maintained rear garden with raised composite decked patio area overlooking lawn and assorted shrub/plant borders with further mature trees and having a most attractive outlook beyond to rolling Staffordshire countryside. Further garden pathways, rockery areas and timber framed garden shed.



GROUND FLOOR



1ST FLOOR



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
Energy efficiency - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74	82
England & Wales		EU Directive 2002/91/EC	



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