



FOLLOWWELLS

3 Chorlton Moss, Baldwins Gate - ST5 5DS
£340,000

- Three Bedroom Semi Detached Cottage
- Completely Refurbished and Beautifully Appointed Throughout
- Idyllic Rural Setting Surrounded by Countryside
- Off-Road Parking and Substantial Rear Garden
- No Upward Sales Chain

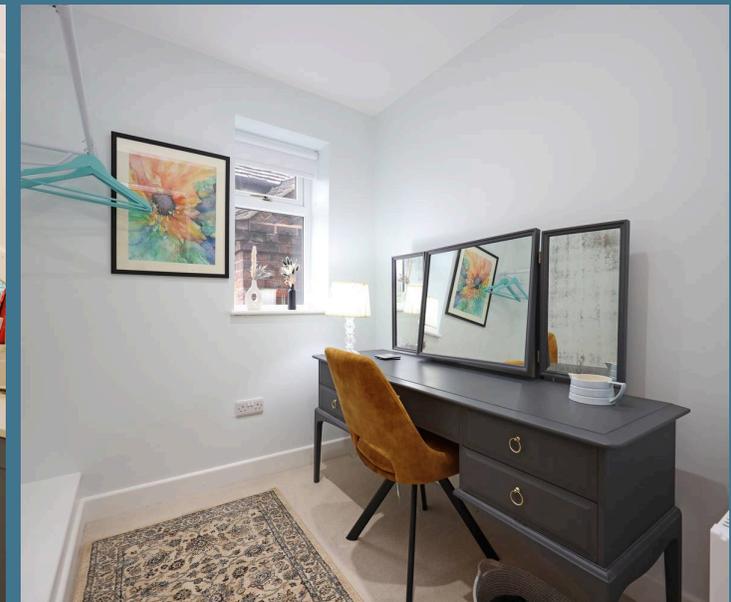
A beautifully presented and charming three bedroom semi detached cottage, delightfully secluded at the end of a quiet country lane, enjoying views over surrounding countryside with fields/paddocks adjacent to front and rear. The property has been completely renovated in recent years and is currently used as a holiday let demonstrating the idyllic rural setting and offering an alternative purchase investment.

Refurbishment includes fitted breakfast kitchen with integrated appliances and a beautifully appointed bathroom suite. Complete modern central heating system with air source heat pump, solar panel installation reducing energy costs and replacement energy efficient double glazing.

The cottage is situated at the end of a lane, having off-road parking and a substantial rear garden measuring over 200 ft (60m) in depth and adjacent to fields. The nearby village of Baldwin Gate is also accessible along a scenic footpath. The village provides many local amenities, including an excellent butcher and village shop, post office, doctors surgery, gastro pub, primary school and even a petrol station.

Accommodation:-

Side access into the breakfast kitchen with attractive herringbone engineered wood block flooring continuing through the ground floor and having turn staircase to the first floor, upright radiator and window and door giving access and view onto the rear garden patio. Fitted Wren Kitchen with range of units and integrated fridge freezer, dishwasher, washing machine, electric fan oven and induction hob with extractor.





The front living room enjoys a view to the front with feature log burner within chimney breast on granite hearth and inset timber mantle above.

The landing area to the first floor has a rear window and airing cupboard housing a pressurised system and hot water tank. There are three cozy bedrooms, which includes the third bedroom having the option to be used as a separate dressing room. Both the main and second bedroom enjoy views of adjacent paddock land to the front. The main bedroom also has a built-in wardrobe.

The fully tiled bathroom is luxuriously fitted with classic brass style tap fittings and comprises panel bath with rain drip shower/separate spray and splash screen with a combined vanity wash basin/enclosed WC with fitted units and towel radiator.

There is paved off-road parking directly in front of the property. To the rear is a fantastic enclosed garden with rear boundary adjacent to fields. There is further paving to patio and a traditional brick outbuilding store. A substantial lawn extends with two further timber framed store sheds at the bottom of the garden. The total length of the rear garden measures in excess of 200 ft (60m).

The property is to be sold with no further upward sales chain.

Council Tax band: C

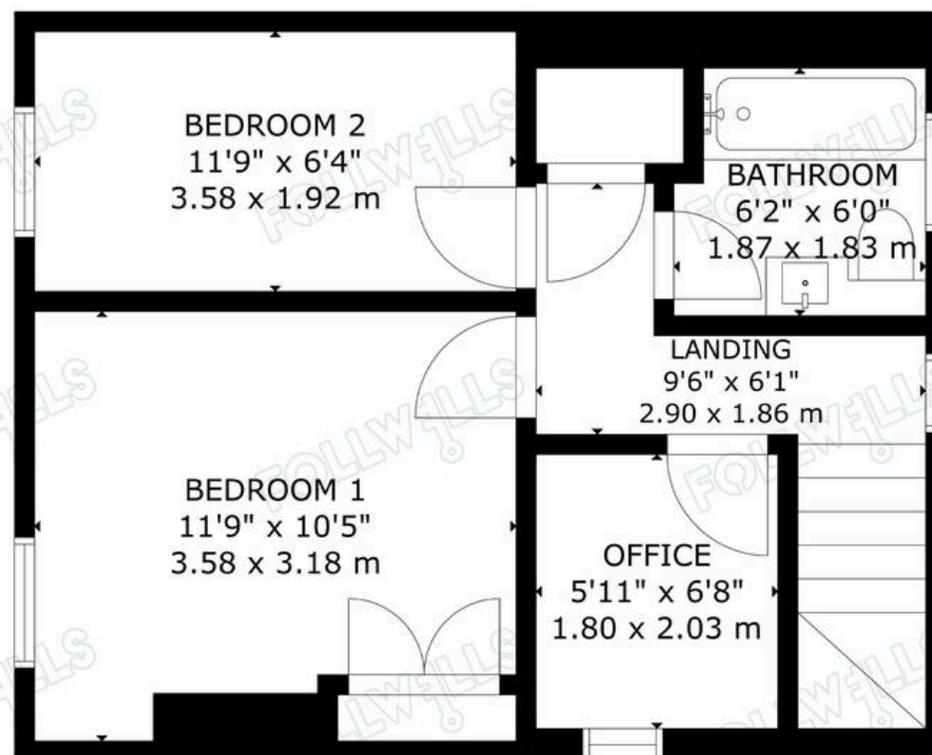
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR