

16 BALDWIN CRESCENT

Merrow Park



**Chantries
& Pewleys**

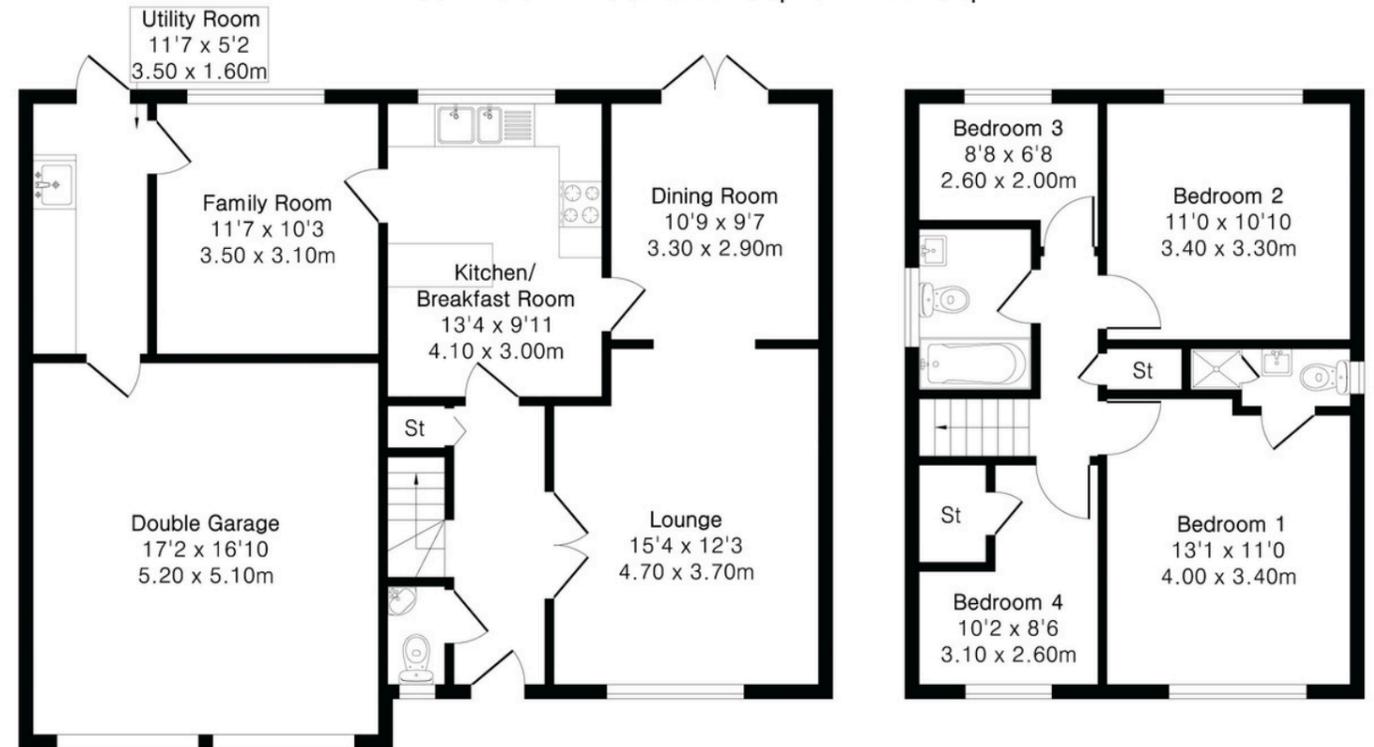
ESTATE AGENTS



**Approximate Gross Internal Area 1526 sq ft - 142 sq m
(Including Garage)**

Ground Floor Area 998 sq ft – 93 sq m

First Floor Area 528 sq ft – 49 sq m



Ground Floor

First Floor

AT A GLANCE



- Four bedroom detached house
- Double garage with driveway parking
- Kitchen/breakfast room
- Separate dining room
- Additional family room
- Utility room
- Ground floor cloakroom
- Enclosed rear garden
- Catchment for reputable local schools
- No onward chain

The main lounge is positioned to the front of the house and measures over 15ft in length. It comfortably accommodates full seating arrangements and is arranged as a distinct reception room rather than part of an open-plan space. Located to the rear, the dining room has direct access to the garden. This works well for everyday family use as well as when entertaining, with a clear link between inside and outside space.

The kitchen sits at the centre of the house and is arranged with worktop space and fitted cabinetry. There is a breakfast bar, making it a natural day-to-day gathering point. Windows overlook the rear garden, bringing in good natural light. In addition to the main lounge and dining room, there is a further reception room to the rear of the garage. This space offers flexibility – playroom or study, depending on a buyer's needs. Positioned off the family room with external access, the utility room keeps laundry and appliances separate from the main kitchen. There is also internal access through to the double garage.

Upstairs are four bedrooms and a family bathroom. The main bedroom provides good proportions for wardrobes and freestanding furniture and has an en-suite shower room.

The rear garden is enclosed and mainly laid to lawn with established boundary planting. A patio area sits directly behind the house, creating space for outdoor seating. The garden is manageable, appealing to buyers wanting usable outdoor space without high maintenance. The double garage measures over 17ft by 16ft and provides either secure parking or storage. The driveway offers additional off-street parking.

Subject to the relevant planning consents, there is considerable scope to replace the existing garage and rooms behind with greater living space, with a master bedroom above.



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