



22 Baldwin Close, Hartley Wintney

Hook

McCarthy
Holden

Guide Price £675,000



22 Baldwin Close

Hartley Wintney, Hook

This modern four bedroom townhouse was built by Bewley Homes in 2016, offering well balanced accommodation across three floors. Finished to a high standard throughout, the property provides practical family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 4 Bedroom Semi Detached House
- Garage and Driveway
- Landscaped Rear Garden
- Walking Distance to Village Centre
- Quiet Location







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Ground Floor

The entrance hall leads to the main living areas and includes a downstairs cloakroom. Wood effect flooring runs through much of the ground floor.

Positioned at the front of the property, the kitchen is fitted with a range of high gloss units, polished worktops and under unit lighting. Integrated appliances include a fridge/freezer, washing machine, dishwasher, microwave, oven and hob with extractor hood. The kitchen also overlooks the communal grounds and the pond to the front.

To the rear, the living/dining room offers good space for both seating and dining furniture. French doors open onto the patio and rear garden, allowing plenty of natural light into the room.

First Floor

The first floor comprises three bedrooms and a modern family bathroom. The bedrooms are all well proportioned and offer flexible accommodation for family living or home working.

Second Floor

The main bedroom occupies the entire second floor and benefits from built-in wardrobes and a four piece en suite bathroom with separate shower cubicle. The en suite features Roca sanitary ware and Grohe fittings. Both bathrooms have been finished in a modern style.

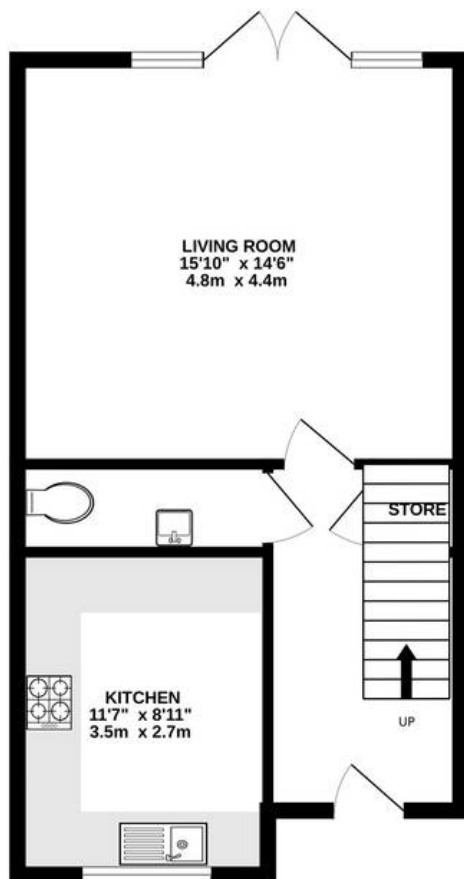
Outside

To the front, Driveway parking leads to the garage with electrically operated door. The rear garden landscaped and includes a patio area suitable for outdoor seating and entertaining, surrounded by mature planting.

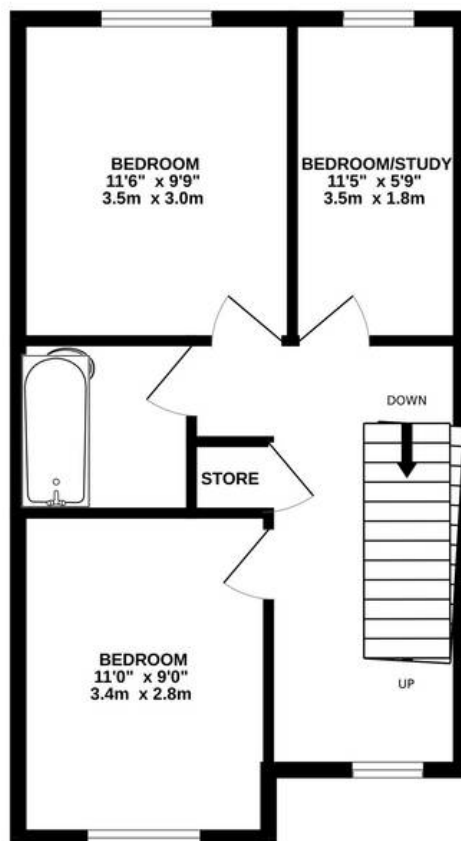




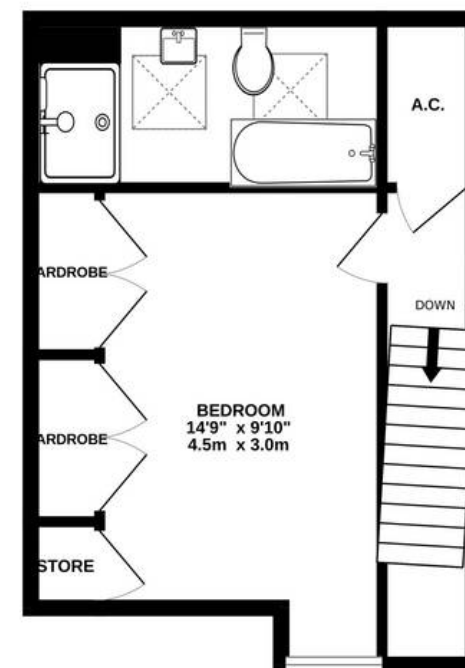
GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



2ND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 sq.m.) approx.

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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