







# 2 Baker Close

Cowplain, PO8 9WP

- 3/4 BEDROOMS
- GARAGE AND PARKING
- OVERLOOKING GREEN SPACE
- NHBC REMAINING
- KITCHEN/DINER
- MASTER WITH ENSUITE AND DRESSING AREA
- CUL DE SAC LOCATION
- SHOW HOME STANDARD

Positioned in a quiet cul de sac overlooking open space, this 3/4 bedroom home is a super first time or family buy. Built in 2019 by Linden homes and benefitting from remaining NHBC, its been well maintained and is presented internally to show home standard. Set over three floors and offering 3 double Bedrooms plus Study, with ensuite and Dressing area to Master. The ground floor features a spacious Kitchen/Diner, cloakroom, plus a generous Lounge opening onto the rear garden. Externally a Detached Garage provides storage, with an additional parking off road.



Welcome to this stunning 3/4 bedroom house, a modern masterpiece crafted by Linden Homes in 2019, offering a perfect blend of contemporary design and functional elegance. This home is thoughtfully designed to accommodate flexible living arrangements, ensuring comfort and convenience for every lifestyle.

As you enter, you are greeted by a welcoming kitchen/diner, the heart of the home where culinary delights and family gatherings come together seamlessly. The spacious lounge provides a cozy retreat for relaxation and entertainment, ideal for unwinding after a long day.

The ground floor cloakroom adds a touch of practicality, enhancing the convenience of daily living.

Upstairs, discover two double bedrooms with hand crafted built in wardrobes, along with a master suite featuring an ensuite bathroom and a dressing area, offering a private sanctuary for rest and rejuvenation. A study provides versatility, serving as a home office, additional bedroom, or creative space to suit your needs.

Outside, a detached garage and off-street parking ensure ample space for vehicles and storage needs, adding convenience and security.

With the reassurance of NHBC remaining, this property offers peace of mind and quality craftsmanship, representing a modern lifestyle at its finest.

Locally you'll find an area close to shops, amenities and bus routes; whilst within easy walking distance for green space, ideal for dog walkers for those who like to run or walk off the beaten track.

In summary, this 3/4 bedroom house by Linden Homes is more than just a residence; it's a reflection of modern living, designed to elevate your lifestyle with its spacious interiors, functional layout, and contemporary finishes. Welcome to a home where every detail has been carefully considered to create a space that feels both inviting and effortlessly stylish.



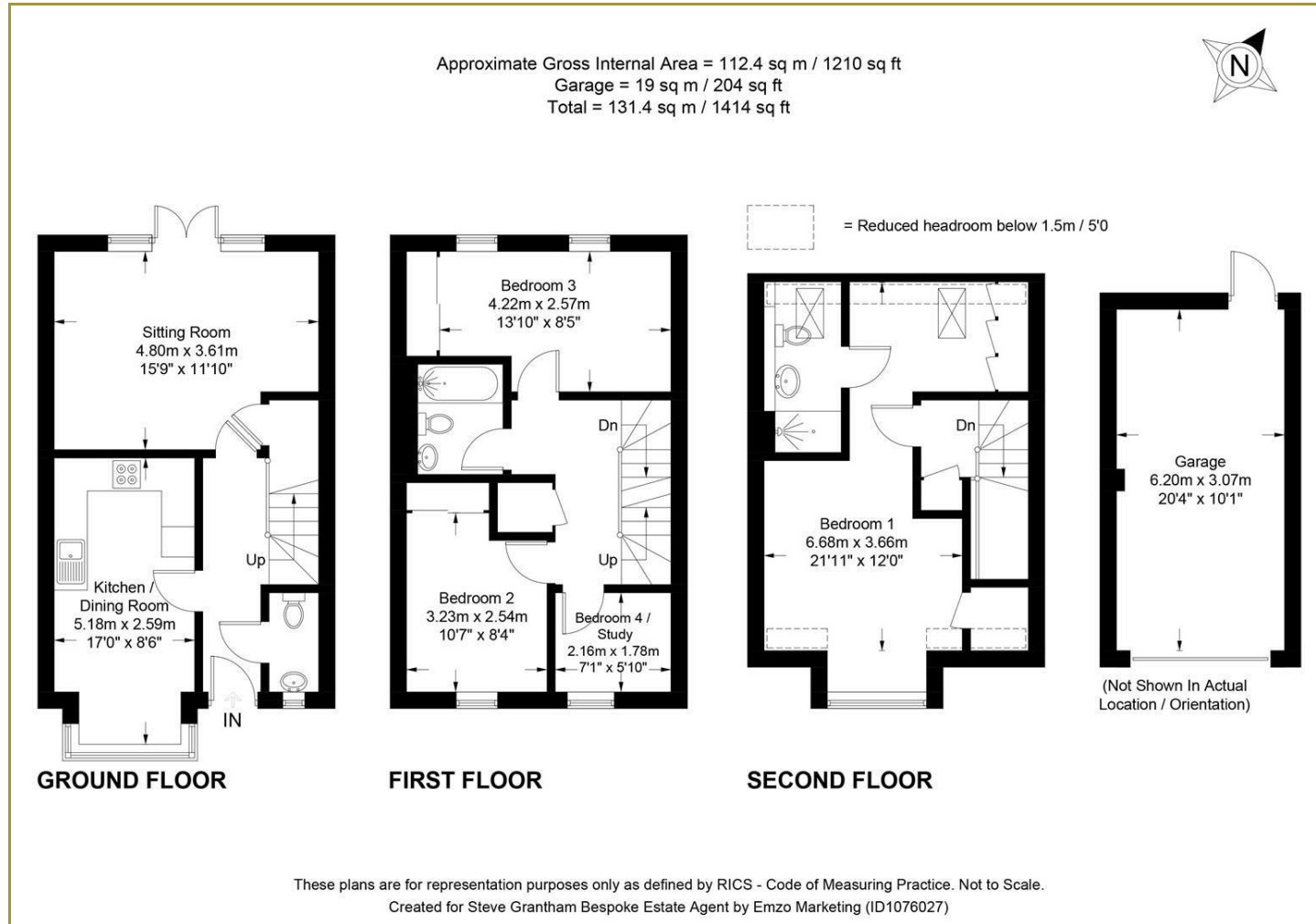




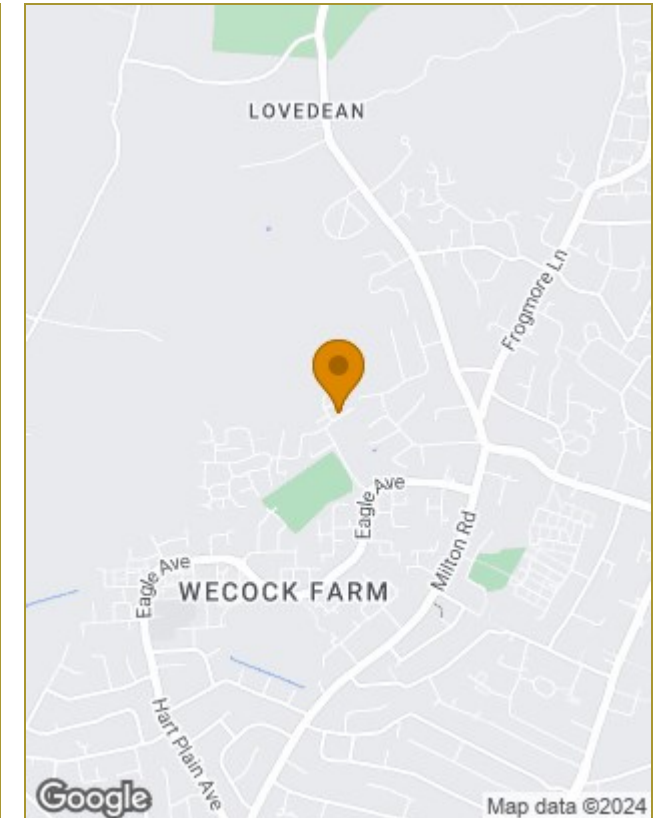




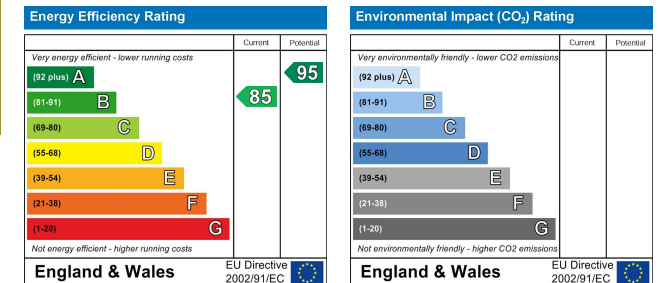
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.