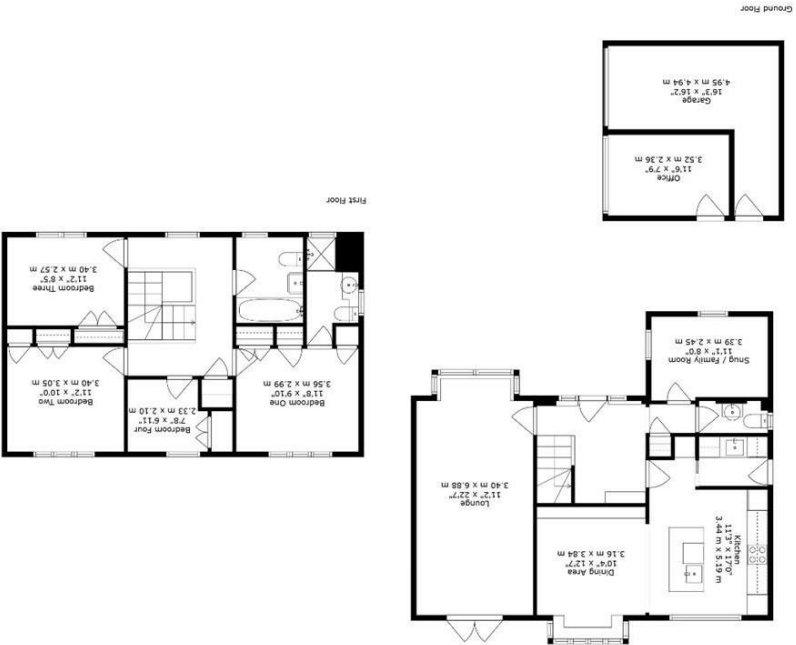
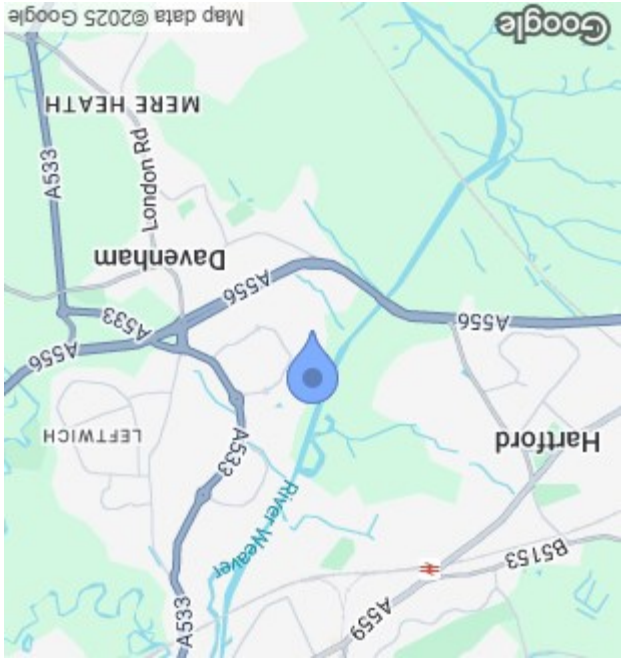
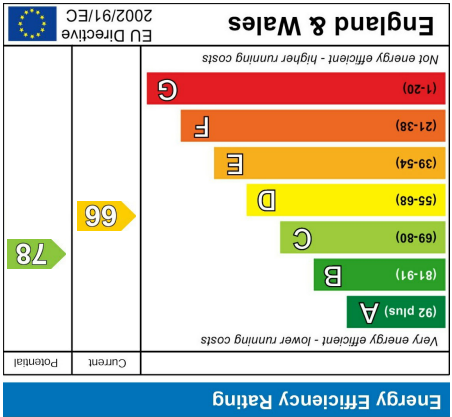


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, fireplaces, appliances and other features are approximate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

Approximate Gross Internal Area:
1742 sq.ft 162 sq.m



Step across the sheltered porch and through the front door to reveal a double-height galleried hallway where a statement chandelier glitters above wood-effect floors that flow through the ground floor and hint at the thoughtful attention to detail that defines the entire home. To the left, an elegant dual-aspect lounge stretches the full depth of the house. Soft grey tones, a modern fireplace and garden-facing French doors create an irresistibly calm setting. Across the hall a second reception room lends itself perfectly to use as a snug, office or playroom, proving how effortlessly this property bends to the evolving needs of family life.

The heart of the home lies at the rear, where a show-piece kitchen/diner unfolds across the rear of the house. High-gloss, handle-less cabinetry in a sophisticated taupe is topped with pale quartz-style counters; a broad central island offers casual breakfast seating beneath industrial pendants, while matching fitted storage in the dining area ensures the whole space feels considered and cohesive. Twin eye-level ovens, an induction hob and full-height fridge-freezer stand ready for culinary adventures, and when the bi-fold doors glide back the entire room dissolves into the south-westerly garden so that summer living spills effortlessly onto the terrace. A discreet utility room with sliding glass door keeps laundry and muddy boots neatly out of sight, and a stylish cloakroom—tiled in warm, neutral tones—completes the ground floor.

Ascend the softly carpeted staircase and pause on the light-drenched gallery landing, before entering the main bedroom. The main bedroom is a serene retreat with fitted wardrobes and a beautiful en-suite where an Aqualisa Axis digital shower and vessel basin sit against contemporary graphite cabinetry. A generous second double room, also with built-in storage, shares restful rear-garden views with two further bedrooms that lend themselves equally well to children, overnight guests or a dedicated home office. Serving them all, the fully tiled family bathroom partners a sculptural P-shaped shower-bath with sleek modern sanitary-ware, making weekday routines quick and weekend soaks indulgent.

Outside, the landscaped garden is designed for maximum impact and minimum fuss. A deep stone-paved terrace runs the width of the house, perfect for barbecues, morning coffees or evening cocktails, while a level lawn rolls out beyond, bordered by mature willow, evergreens and flowering shrubs that ensure colour and privacy through every season. Subtle lighting and the warm glow from interior windows transform the space into a magical backdrop for after-dusk entertaining.

Practicality has been expertly addressed. The detached garage has been cleverly divided so that the left hand section offers secure garage and storage for bikes, tools and garden equipment, while the right hand garage has been transformed into a bright, fully finished studio—ideal as a beauty salon, creative workspace or quiet office away from the main house. Off-road parking for several vehicles on the double-width drive completes the picture. 3 Moreville Close isn't simply somewhere to live; it is somewhere to arrive, exhale and immediately feel at home.

