



Holford Moss, Sandymoor

Offers Over £500,000

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*Your local property experts*



## Holford Moss, Sandymoor

**EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME. LARGER THAN AVERAGE PLOT. SOUGHT AFTER LOCATION.**

Adams Estate Agents offer to market this magnificent family home set within an exclusive development with generous surrounding gardens and ample accommodation over three floors. Set within an increasingly popular location, this large, modern detached property offers extremely spacious living over all floors, in brief comprising; large welcoming entrance hallway with double doors into a spacious 20ft lounge area, updated kitchen/breakfast room, utility room, conservatory and WC to the ground floor. To the first floor, there are four bedrooms, one with en-suite shower room facilities and a family bathroom. To the second floor, there is a master bedroom with dressing area and four piece en-suite. Externally, the property sits well within its larger than average plot, boasting a large laid to lawn garden with gazebo area, ideal for hosting and raised decked area.





## Ground Floor

### Entrance Hallway

5.66m x 3.58m (18'7" x 11'9")

### WC

2.13m x 0.91m (7'0" x 3'0")









## Lounge

6.58m x 3.2m (21'7" x 10'5")

## Open Plan Kitchen/ Breakfast Room

6.4m x 3.28m (21'0" x 10'9")

## Utility Room

3.23m x 1.52m (10'7" x 5'0")

## Conservatory

6.27m x 5.41m (20'7" x 17'9")

## First Floor

## Landing

## Bedroom 2

4.7m x 3.28m (15'5" x 10'9")

## En-suite

2.74m x 1.68m (9'0" x 5'6")

## Bedroom 3

3.28m x 3.25m (10'9" x 10'8")





### **Bedroom 4**

3.28m x 3.15m (10'9" x 10'4")

### **Bedroom 5**

3.07m x 2.92m (10'1" x 9'7")

### **Bathroom**

2.74m x 1.68m (9'0" x 5'6")



### **Second Floor**

#### **Master Bedroom**

4.32m x 3.96m (14'2" x 13'0")

#### **Dressing Area**

3.96m x 2.29m (13'0" x 7'6")



### **En-suite**

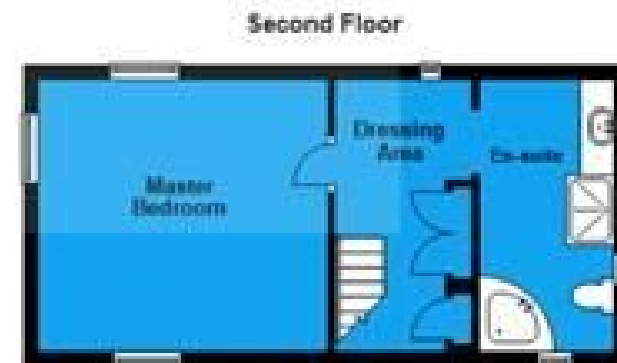
3.96m x 2.01m (13'0" x 6'7")

### **Garage**

5.18m x 2.74m (17'0" x 9'0")

### **Externally**

Externally, the property sits well within its generous sized plot, boasting a lawned garden with gazebo area, ideal for hosting and raised decked area to enjoy the evening sun, all of which is not overlooked. To the opposite side of the property, there is an enclosed court yard with built in BBQ area. Ample off road parking is provided via a block paved driveway with access to the garage.



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