



Moor Close Lane, Queensbury

£369,950

* DETACHED * FOUR BEDROOMS * TWO BATH/SHOWER ROOMS * LOVELY FAMILY HOME *
* FAMILY LIVING KITCHEN * CONSERVATORY * GARDENS * DRIVE * GARAGE *

Welcome to this stunning detached family home, perfectly situated on the outskirts of Queensbury. This spacious property boasts four generously sized bedrooms, making it ideal for families seeking comfort and space. With two modern bath/shower rooms, you'll find plenty of room for everyday routines and family living. The heart of the home is the impressive 27ft family living kitchen - designed for both relaxation and entertaining. This bright and inviting space seamlessly flows into a charming conservatory, providing a perfect setting for enjoying sunny days or cozy evenings with loved ones.

The property is in excellent condition throughout, showcasing contemporary finishes and thoughtful design that cater to modern living.

To the outside, you'll find a well-maintained garden with 2 patio areas, ideal for outdoor activities and gatherings, along with 3 parking spaces and an integral garage. Located close to local amenities, shops, schools, and delightful rural walks, this home offers a perfect blend of suburban tranquillity and easy access to essential services. Don't miss the opportunity to make this exceptional property your own!





Entrance Hall

With radiator, useful storage cupboard and plumbing for auto washer.

Cloakroom/WC

Modern two piece suite comprising low suite wc and pedestal wash basin.

Lounge

15'1" x 11'7" (4.60m x 3.53m)

With a wall mounted living flame gas fire, radiator and double glazed window.

Family Living Kitchen

27'7" x 9'4" (8.41m x 2.84m)

Modern fitted kitchen having a range of wall and base units with granite work surfaces, incorporating sink unit, range style cooker, integrated fridge, dishwasher, radiator, double glazed window door providing access to integral garage. There is also a modern stable door leading to a patio at the rear.

Dining Room

Having a modern multi fuel fire on stone hearth, feature radiator, French doors.

Conservatory

12'5" x 8'9" (3.78m x 2.67m)

With radiator and French doors to garden.

First Floor Landing

Sun tunnel providing ample light.

Bedroom One

17'11" x 8'6" (5.46m x 2.59m)

With radiator, double glazed window, velux window. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

12'4" x 8'8" (3.76m x 2.64m)

With radiator, double glazed window and loft access with pull down ladder which is also fully boarded.

Bedroom Three

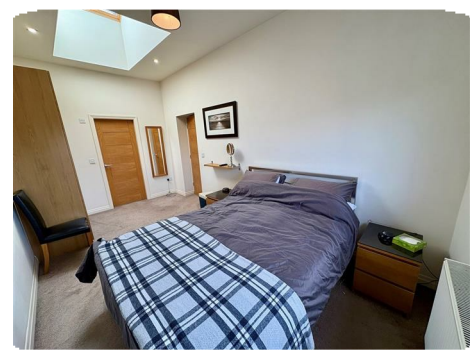
10'7" x 9'7" (3.23m x 2.92m)

Radiator and double glazed window.

Bedroom Four

8' x 8'6" (2.44m x 2.59m)

With radiator and double glazed window.





Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, vanity sink unit, low suite wc, radiator and double glazed window.

Exterior

To the outside there is an enclosed well maintained lawned and paved garden to the rear, together with useful large outbuilding which has its own electrical supply and alarm system. A driveway providing off street parking for three cars and access to an integral garage with remote control roller shutter door. There is also plumbing for an automatic washing machine in the garage.

Directions

From our head west on High St/A647 towards Russell St, continue to follow A647, after 0.7 miles turn right onto Oxford Rd, continue onto Moor Cl Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

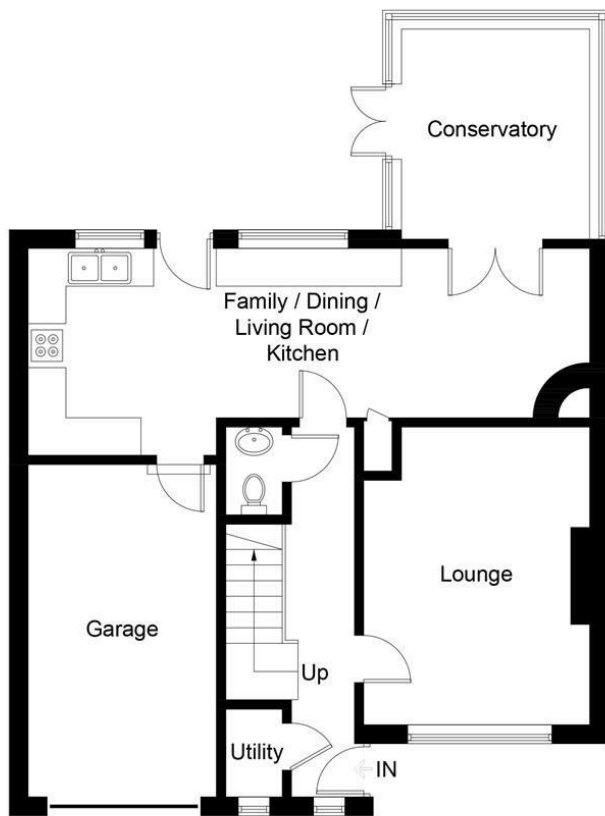
Council Tax Band

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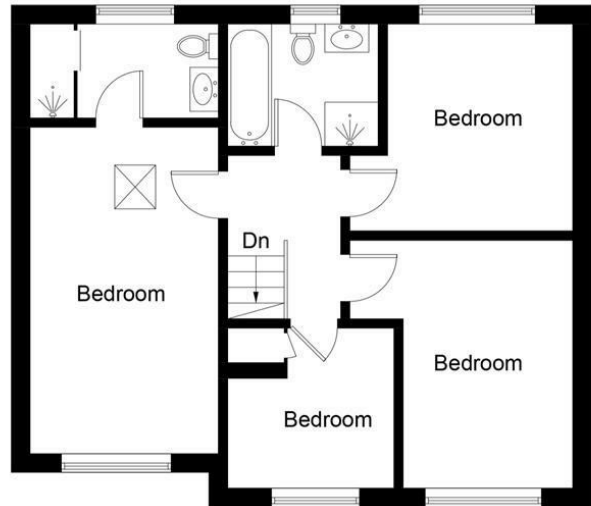


Moor Close Lane, BD13

Approximate Gross Internal Area = 147.2 sq m / 1584 sq ft
(Including Garage)

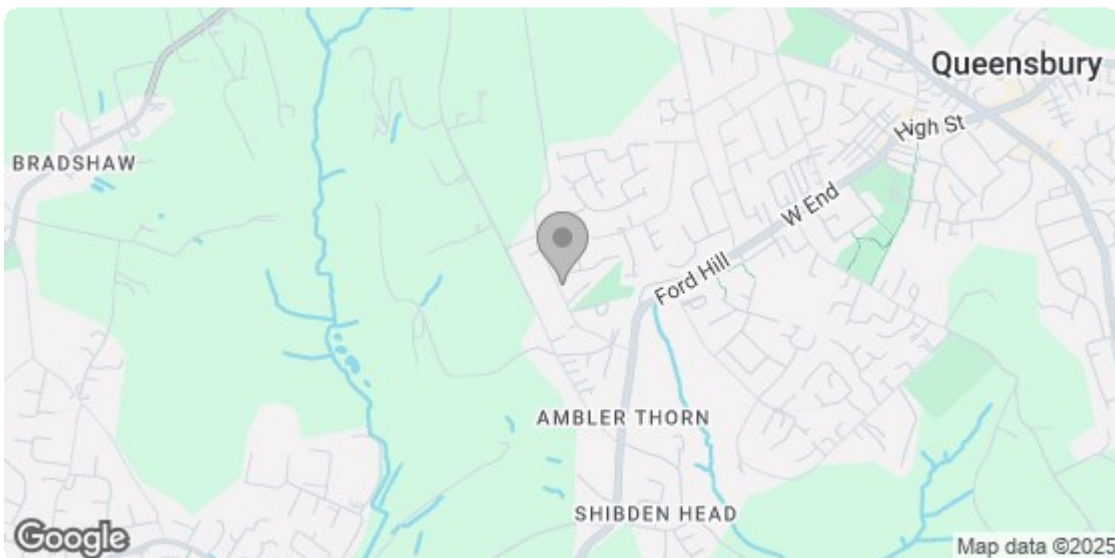


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195211)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
	70	81

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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