



The Moyes, Dark Lane, Romsley, B62 0PL



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DESCRIPTION

Presenting a fantastic opportunity to acquire this unique and distinctive-style four bedroom detached family home offering generous and versatile living space ideal for large families. Boasting an impressive-size rear garden with outdoor bar and open plan layout; the property is the perfect place for entertaining and hosting social gatherings. To give prospective buyers an insight, the property sits beyond a walled gated front with ample off road parking, porch, welcoming reception hall with access to cloakroom, study and double doors leading to multi-functional living room, beautifully appointed modern kitchen diner complete with Quartz worksurfaces and breakfast bar, separate utility, large formal dining room and spacious lounge with feature fire place which completes the ground floor. Continuing upstairs leads to four generous-size bedrooms, master with fitted wardrobes, drawers and en suite and family bathroom. The rear garden offers a private aspect with multiple seating areas, is child friendly with large lawn, hammocks and space for activities. The property further benefits from stunning elevated views across nearby countryside, is within close proximity to popular local pubs, has 900 mbps of fibre broadband, has excellent school catchment and a short distance to the motorway for those that commute. This is a genuine rare find and an opportunity not to be missed with viewings highly recommended to appreciate what's on offer.



Front of The Property
Beyond walled front with gated entry leads to a large tarmacadam and block paved driveway providing ample off road parking, outside lighting and double glazed composite door leading to porch.

Porch
With double glazed composite door leading from the front of the property, space for cloaks, double glazed windows and door leading to reception hall.

Reception Hall
19'8" x 8'6"
With a double glazed door leading from porch, stairs to first floor landing, doors to various rooms, storage cupboard, recessed spotlights, panelling, coving, double glazed window to side and a central heating radiator.

Study
10'2" x 8'6"
With a door leading from reception hall, space for home working, double glazed window to side and a central heating radiator.

Living Room
11'9" x 10'2"
With double doors leading from reception hall, door to utility and open to dining room, space for seating and home working, dado rail and decorative beams.

Dining Room
19'8" x 9'2"
Open from living room, kitchen diner and door leading to lounge, comfortable space for large dining table, dado rail, decorative beams, wall lights, window to side and two central heating radiators.

Kitchen Diner
28'6" x 8'10"
Open from dining room and door leading from utility, fitted with a range of high quality matching wall and base units with Quartz worksurfaces over and matching upstands, one and a half sink with inset drainer groves, space for Rangemaster-style cooker, stainless steel cooker hood over, integrated microwave, space for double American fridge freezer, island with breakfast bar, recessed spotlights, double glazed french doors and window leading to rear garden, vertical column and central heating radiators.

Utility
10'2" x 6'10"
With a door leading from living room and open to kitchen diner, base units with worksurfaces over, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, coving and a central heating radiator.

Lounge
20'0" x 14'1"
With a door leading from dining room, feature fire place with gas fire and marble hearth,

comfortable space for seating, dado rail, decorative beams, wall lights, double glazed bow windows to front and two central heating radiators.

Cloakroom
With a door leading from reception hall, WC, wash hand basin, tiled splashback, wall mounted central heating boiler, recessed spotlight and extractor fan.

Landing
With stairs leading from reception hall, doors to various rooms, storage cupboard and recessed spotlights.

Master Bedroom
18'4" x 8'6" max
With doors leading from landing and en suite, fitted wardrobes and drawers, double glazed window to rear and a central heating radiator.

En Suite
With a door leading from master bedroom, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, recessed spotlights, double glazed window to front and a central heating radiator.

Bedroom Two
15'8" x 10'2"
With a door leading from landing, fitted wardrobes and drawers, recessed spotlights, double glazed window to rear and a central heating radiator.

Bedroom Three
15'8" x 9'2"
With a door leading from landing, recessed spotlights, double glazed window to rear and a central heating radiator.

Bedroom Four
12'9" x 9'2"
With a door leading from landing, double glazed window to front and a central heating radiator.

Bathroom
With a door leading from landing, p-shaped bath with shower over and fitted shower screen, WC, wash hand basin set into vanity unit, tiled walls, recessed spotlights, double glazed window to front and a central heating radiator.

Garden
With double glazed french doors leading from kitchen diner, large block paved seating area, bespoke outside bar, TV point, light and power, space for hot tub, wood store, large well maintained lawn, mature shrubs and trees and outside tap.

Garage
16'4" x 8'2"
With an up and over door to front and window to the side.



GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.

1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.

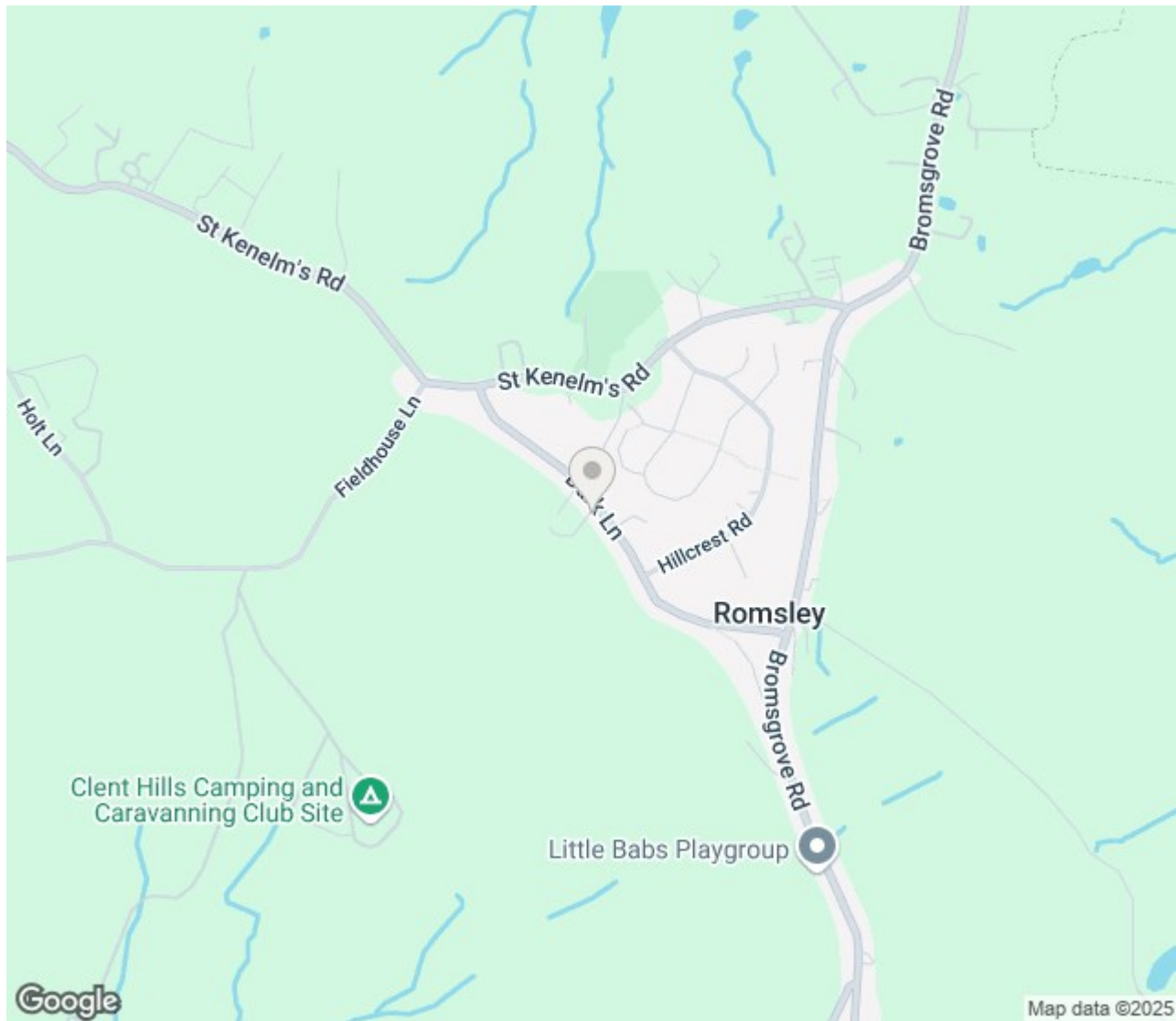


TOTAL FLOOR AREA : 2083 sq.ft. (193.5 sq.m.) approx.

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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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	68	
(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 	

