



Good Choice are proud to offer for sale with NO UPPER CHAIN, this executive family home situated in the popular Carey Fields development in Moulton Village, near to schools, amenities and open countryside.

Accommodation includes entrance hall, living room, study, WC, utility and kitchen dining room. To the first floor are four double bedrooms, two en-suite shower rooms and a family bathroom. Outside is a south facing rear garden and front garden with driveway for two vehicles leading to a double garage. (A/150m2/M)



**Key Features:**

- NO UPPER CHAIN
- EXECUTIVE FAMILY HOME - Builders Warranty til 2026
- SOUGHT AFTER VILLAGE LOCATION
- OPEN COUNTRYSIDE WALKS
- KITCHEN DINING ROOM
- UTILITY & WC
- STUDY
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITE SHOWER ROOMS
- DOUBLE GARAGE
- SOUTH FACING REAR GARDEN
- COUNCIL TAX BAND F

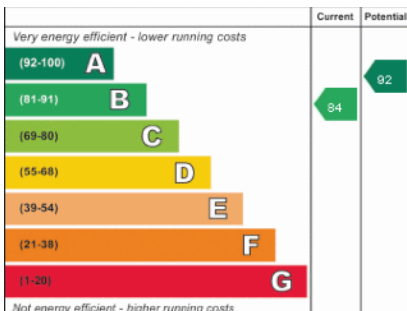
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**Property Info:**

Construction Type: STANDARD  
Level Access: YES  
Wide Doorways: YES  
Flooded in last 5 years:  
Gas Mains Connected: YES  
Electricity Mains Connected: YES  
Water & Sewerage Connected: YES  
Broadband Available (source Ofcom): YES

Mobile Phone Signal (source Ofcom): YES  
Heating: Gas boiler (Zoned upstairs/downstairs)  
Solar Panels: NO  
Freehold: YES  
Leasehold: NO  
Lease Term Remaining: NA  
Ground Rent: NA  
Service Charge(s): NA



**Entrance Hall**

Luxury vinyl tiled flooring, composite front door, double glazed window to the front, radiator, stairs to first floor, doors to living room, cloakroom, study and kitchen diner.

**Cloakroom** 1.8m x 1.14m (5'11 x 3'9)

Luxury vinyl tiled flooring, radiator, mounted hand basin, dual flush WC, double glazed window to the side, tiling to water sensitive areas and extractor.

**Living Room** 5.13m x 3.m (16'10 x 11'10)

Carpet, double glazed window to the front, two radiators and TV/Cable point.

**Study** 3m x 2.m (9'10 x 8'6)

Carpet, double glazed window to the rear and radiator.

**Kitchen Diner** 6.3m max x 4.2m max (20'8 x 13'9)

Tiled flooring, base and wall units, worktop, double bowl stainless steel sink and drainer, double electric oven/gill, six ring gas hob, splashback, extractor, fitted dishwasher, fitted double fridge freezer, double glazed window to the rear, double glazed sliding doors to the rear, radiator, walk in cupboard, TV/Cable point and door to the utility.

**Utility** 2.6m x 1.5m (8'6 x 4'11)

Tiled flooring, base and wall units, worktop, stainless steel sink and drainer, gas boiler, radiator, space for a washing machine, extractor and double glazed door to the rear.

**First Floor Landing**

Carpet, double glazed window to the front, radiator, airing cupboard and doors to:

**Bathroom** 2.59m x 1.89m (8'6 x 6'2)

Tiled flooring, bath with shower over, dual flush WC, wall mounted wash basin, radiator, extractor, tiling to water sensitive areas and double glazed window to the front.

**Bedroom 1** 4.73m max x 3.6m (15'6 x 11'10)

Carpet, double glazed window to the front, radiator, TV/Cable point and door to the en-suite.

**En-Suite** 2.98m x 2.01m (9'9 x 6'7)

Tiled flooring, tiling to water sensitive areas, dual flush WC, wall mounted wash basin, shower cubicle with rainfall shower head, double glazed window to the side, radiator and extractor.

**Bedroom 2** 4.75m max x 2.8m (15'7 x 9'2)

Carpet, double glazed window to the rear, radiator and door to the en-suite.

**En-Suite** 1.97m x 1.84m (6'6 x 6')

Vinyl flooring, shower cubicle, tiling to water sensitive areas, dual flush WC, wall mounted wash basin, radiator, double glazed window to the rear and extractor.

**Bedroom 3** 3.6m x 2.84m (11'10 x 9'4)

Carpet, radiator and double glazed window to the rear.

**Bedroom 4** 3.34m max x 2.9m (10'11 x 9'6)

Carpet, radiator, double glazed window to the rear.

**Rear Garden**

South facing, fence enclosed, mainly laid to lawn with patio, and tap.

**Front Garden**

Lawn, shrubs, path to front door and side access to rear garden.

**Parking**

Double width driveway for two vehicles leading to a double garage

**Garage** 5m x 5m (16'5 x 16'5)

Double up and over door and internal light.

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**Disclaimer:** These property details were prepared in accordance with Consumer Protection Regulations and approved by the sellers. For further property info please see the property description on the Rightmove listing. Measurements are to be used as a guide only and are not guaranteed to be 100% accurate. The agent may refer Conveyancing providers (Key Conveyancing) for which they receive a referral fee of £200 per transaction. The agent may also refer mortgage advice for which they receive a commission of 25% of the broker's fee.