

Good Choice Property Sales are proud to offer for sale this well presented, modern detached, family home situated in the popular area of Moulton Park.

Accommodation includes entrance hall, living room, dining room, office, WC, kitchen diner and utility. To the first floor are four bedrooms, family bathroom and en-suite. Outside are front and rear gardens, parking for two cars, EV charging point and garage. (B/140m2/M)

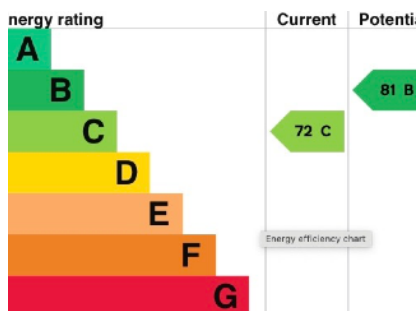
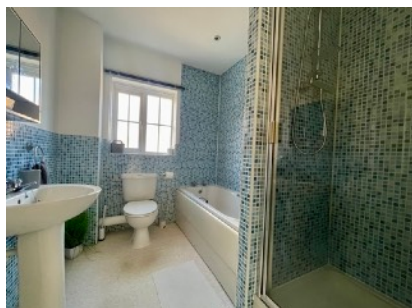
Key Features:

- DETACHED FAMILY HOME
- WELL PRESENTED
- KITCHEN DINER WITH ISLAND
- LIVING ROOM & DINING ROOM
- OFFICE
- DOWNSTAIRS WC & UTILITY
- FOUR BEDROOMS
- EN-SUITE
- FOUR PIECE FAMILY BATHROOM
- FRONT & REAR GARDENS
- PARKING FOR TWO CARS - EV CHARGING POINT
- GARAGE
- COUNCIL TAX BAND E

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For more property information please see the 'Property Description' page on the Rightmove advert.



Entrance Hall

Entered via a double glazed composite front door, wood laminate flooring, radiator, stairs to the first floor, cupboard, glass panelled French doors to the dining room and doors leading to:

Dining Room

3.75m x 2.99m (12'4 x 9'10)

Wood laminate flooring, radiator and double glazed window to the front.

WC

1.76m x 0.95m (5'9 x 3'1)

Wood laminate flooring, dual flush WC, pedestal hand basin, radiator, tiling to water sensitive areas and extractor.

Kitchen Diner

5.54m x 3.15m (18'2 x 10'4)

Vinyl flooring, base and wall units, work tops, one and a half stainless steel sink and drainer, electric oven/grill, gas hob, extractor, tiling to water sensitive areas, space for a fridge freezer and dishwasher, breakfast bar, central island, radiator, double glazed window and French doors to the rear, carpet to dining area and door to the utility.

Utility

2.69m x 1.76m (8'10 x 5'9)

Vinyl flooring, base and wall units, work top, stainless steel sink and drainer, boiler cupboard, radiator and double glazed composite door to the side.

Living Room

4.44m x 3.89m (14'7 x 12'9)

Carpet, gas fire, satellite TV point, two double glazed windows and French doors to the rear, two radiators and door to the office.

Office

2.66m x 2.04m (8'9 x 6'8)

Carpet, double glazed window to the front and radiator.

First Floor Landing

Carpet, double glazed window to the front, cupboard, loft access (basic storage/light), radiator and doors to:

Bathroom

2.53m x 2.01m (8'4 x 6'7)

Vinyl flooring, bath, shower cubicle, pedestal wash basin, dual flush WC, tiling to water sensitive areas, double glazed window to the side, radiator and extractor.

Bedroom 1

5.04m x 3.45m (16'6 x 11'4)

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

En-Suite

2.68m x 1.5m (8'10 x 4'11)

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

Bedroom 2

3.667m max x 3.28m (12' x 10'9)

Carpet, double glazed window to the rear and radiator.

Bedroom 3

3.8m x 2.68m (12'6 x 8'10)

Carpet, radiator and double glazed window to the front.

Bedroom 4

2.59m x 2.25m (8'6 x 7'5)

Carpet, radiator and double glazed window to the rear.

Rear Garden

Fence enclosed, mainly laid to lawn with trees, patio seating area, power point and tap.

Front Garden

Low maintenance with gated access to rear garden, driveway leading to a single garage on the left side of the house and additional parking space with EV charging point on the right side.

Garage

Up and over garage door, light and power.

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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 regarding restrictions/rights of way/easements/covenants 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.