



Good Choice Property Sales are proud to offer for sale this beautifully presented detached property, situated in the outskirts of Moulton on a quiet close which enjoys stunning views over open countryside.

Accommodation includes entrance hall, cloakroom, living room, kitchen diner with snug and bedroom 4/family room/office. To the first floor are three further bedrooms and a family bathroom. Outside are gardens to the side/rear and front with a block paved driveway for three vehicles. (A/96m2/M)

Key Features:

- BEAUTIFULLY PRESENTED
- DETACHED
- STUNNING VIEWS OVER COUNTRYSIDE
- SITUATED ON A QUIET CLOSE
- 3/4 BEDROOMS (Bed 4 downstairs currently used as family room/office)
- KITCHEN DINER with SNUG & FITTED APPLIANCES
- BI-FOLD DOORS IN THE LIVING ROOM
- BEDROOM ONE WITH WALK IN WARDROBE
- SOUTH EAST FACING REAR GARDENS
- DRIVEWAY FOR THREE VEHICLES
- COUNCIL TAX BAND C



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



Entrance Hall

Wood laminate flooring, radiator, cupboard, stairs to the first floor and doors to the cloakroom, living room and kitchen diner.

Cloakroom

1.7m x 0.8 (5'7 x 2'7)

Wood laminate flooring, pedestal hand basin, dual flush wc, double glazed window to the front and radiator.

Kitchen Diner

6.2 x 2.7 (20'4 x 8'10)

Tiled floor, base and wall units with composite worktops and ceramic butler sink. Double electric oven with induction hob, splash back and extractor. Fitted dishwasher and washing machine and fridge freezer. Double glazed window to the front (enjoying views over open fields). Double glazed French doors to the side garden, radiator, boiler cupboard and opening to the snug.

Snug

2.5m x 1.7m (8'2 x 5'7)

Tiled floor, radiator, TV point and double glazed window to the rear.

Living Room

4m x 3.1m (13'1 x 10'2)

Wood laminate flooring, radiator, SKY point and double glazed bi-fold doors opening onto the patio. Door to the family room/office/bedroom 4.

Family Room/Bedroom 4

4.8m x 2.6m (15'9 x 8'6)

Wood laminate flooring, dual aspect with double glazed windows to the front and rear, radiator, loft access and meter cupboard.

First Floor Landing

Carpet, double glazed window to the side, radiator, cupboard, loft access (part boarded, no ladder) doors to:

Bathroom

3.1m x 1.6m (10'2 x 5'3)

Luxury vinyl tiled flooring, mounted wash basin with storage under, bath with central taps, dual flush wc, double glazed window to the front and radiator.

Bedroom 1

3.3m x 2.7m (10'10 x 8'10)

Carpet, radiator, double glazed window to the front (enjoying views over open countryside) and walk in wardrobe.

Bedroom 2

4.3m x 2.4m (14'1 x 7'10)

Carpet, radiator, double glazed window to the rear, loft access and TV point.

Bedroom 3

3.1m x 3m (10'2 x 9'10)

Carpet, fitted wardrobe, radiator, TV point and double glazed window to the rear.

Rear/Side Garden

South East facing, fence enclosed, large patio seating area with raised lawn, shrubs, borders and shed (with light and power).

Front Garden

Lawn with shrubs, borders, gated side access to the rear garden and block paved driveway for three vehicles.



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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.