



 4  
Bedrooms

 2  
Bathrooms



- Extended Detached Home
- Lounge & Study
- Kitchen/Dining Room
- Downstairs WC
- Four Bedrooms & Bedroom Five/Reception Room
- Ensuite & Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Garage & Ample Parking
- Rear Garden
- Council Tax Band D

Wilkinson SLM are delighted to offer for sale a well presented and extended detached home located in the ever popular Newtown area and this really isn't one to be missed.

From the entrance hall stairs to the left lead to the first floor and a door to the right takes you into the reception room/ bedroom 5. Further down the hall the door in front leads through to the lounge room with feature log burner for those cosy winter nights! There is a room off the lounge that is currently used as a study. Going back to the hallway there is access to the downstairs WC, understairs storage cupboard and a door opening to the hub of the house, the kitchen/dining room.

This fantastic room has a built in gas hob, tower oven and microwave, integrated dishwasher and space for fridge freezer. There is also a cupboard that can currently houses a washing machine and tumble dryer. French doors open out to the rear garden which in the summer can become an extension of the kitchen!!!

On the first floor are four double bedrooms and a good size family bathroom. Bedroom one has the added benefit of an en-suite shower room, built in wardrobe and eaves storage. The remainder of the bedrooms all have built in storage.

Moulder Road is further complemented by UPVC double glazing, gas central heating, garage with power and lighting, ample off road parking and wonderful rear garden that has a paved patio area, two decked seating areas and the remainder laid to lawn.

**Lounge** 14' 6" x 14' 1" (4.42m x 4.29m)maximum measurements

**Study** 8' 10" x 11' 0" (2.69m x 3.35m)

**Kitchen/Dining Room** 19' 9" x 23' 9" (6.02m x 7.24m)maximum measurements

**Reception Room/Bedroom 5** 8' 6" x 11' 7" (2.59m x 3.53m)

**Bedroom One** 11' 9" x 13' 2" (3.58m x 4.01m)maximum measurements

**Bedroom Two** 10' 5" x 10' 1" (3.17m x 3.07m)

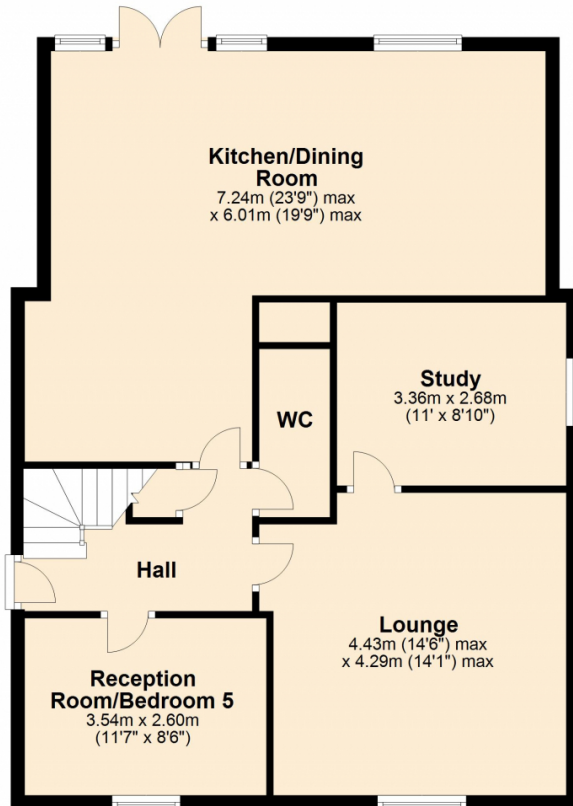
**Bedroom Three** 8' 11" x 11' 6" (2.72m x 3.51m)

**Bedroom Four** 12' 6" x 8' 6" (3.81m x 2.59m)

**Family Bathroom** 7' 11" x 8' 11" (2.41m x 2.72m)

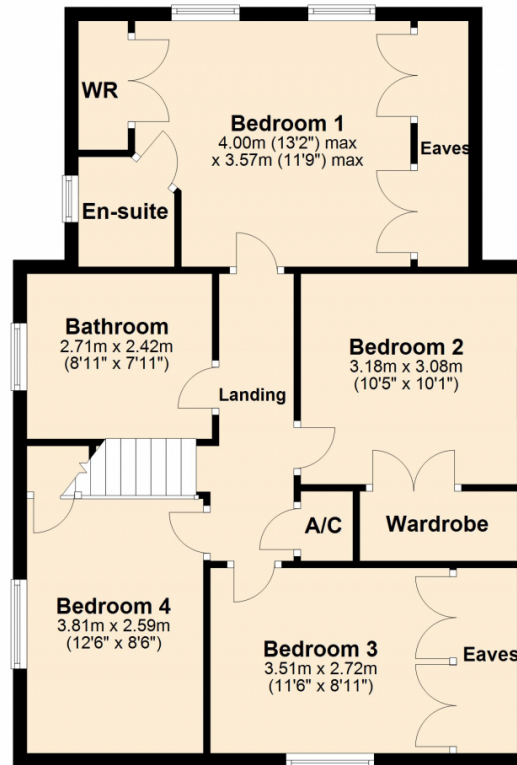
### Ground Floor

Approx. 87.3 sq. metres (939.7 sq. feet)



### First Floor

Approx. 71.6 sq. metres (770.5 sq. feet)



Total area: approx. 158.9 sq. metres (1710.2 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.  
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