







# **Morning Star Lane**

Moulton NN3 7BU Offers Over £450,000

A four bedroom detached family home, positioned on the edge of Moulton village, close to local schooling and with plenty of amenities close by. Offered with no onward chain, the property sits in a quiet and sort after development.

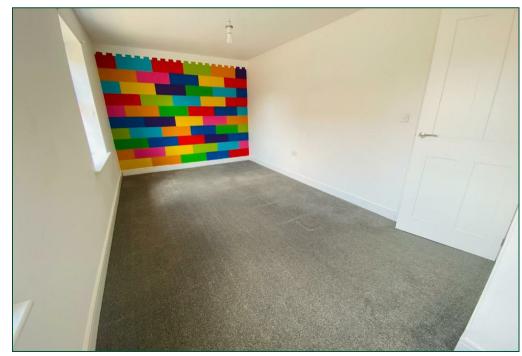
Accommodation comprising large entrance hall with amtico flooring, sitting room with French doors to garden, open plan kitchen/dining/family room with Range cooker and built-in appliances, study, utility room and cloakroom/WC. To the first floor are four double bedrooms with en-suite to the master and a further family bathroom. Outside is a front garden with driveway providing off road parking leading to detached garage and an enclosed southerly facing rear garden with newly laid lawn, large patio and secure side access. Further benefits include uPVC double glazing, gas radiator heating and 10 year NHBC warranty. (A/1350/M)

- · Four bedroom detached family home
- En-suite to master bedroom
- Open plan kitchen/dining/family room
- Two reception rooms
- South facing rear garden
- · Driveway and garage











GROUND FLOOR 1ST FLOOR





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 parallel possibility or efficiency can be given.

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### **Additional information**

- · Council Tax Band: F
- Energy Efficiency Rating: B

## Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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