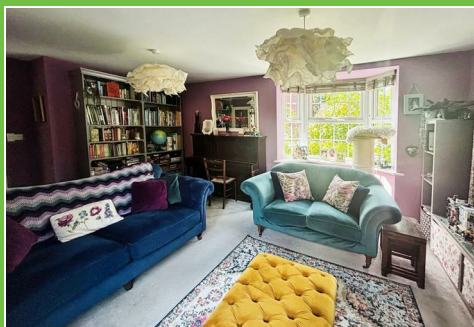


# Town & Country

Estate & Letting Agents



**35 Cottams Meadow, Morda, SY10 9FH**

**Offers In The Region Of £480,000**

Welcome to this spacious detached house located in a popular residential development on the outskirts of Morda. This property, constructed in 2018, offers a spacious 1,500 sq. ft of living space, perfect for a growing family or those who love to entertain. Boasting four double bedrooms and two modern bathrooms, this home provides ample space for everyone to enjoy their own privacy and comfort. The property also has the benefit of an enclosed rear garden, double garage and parking. Situated on the edge of the estate, this property offers stunning views of the countryside beyond and viewing is advised to appreciate the space and location of this property.

## Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Follow the road around, turning left at the junction onto Upper Brook Street, and continuing to the traffic lights. Turn right towards Morda and continue along until you reach the Development on the right hand side. On entering the estate, follow the road around to the right and continue to the bottom corner of the estate where the property will be located and identified by our board.

## Accommodation Comprises

### Hallway



The spacious Hallway is entered via a part glazed door to the front, with Karndean LVT flooring which continues through to the kitchen/dining room, a radiator, doors leading to the ground floor rooms as and stairs to the first floor. A door opens into a useful storage cupboard.

### Kitchen/Dining Room 20'4" x 12'7" (6.22 x 3.85m)



This room provides a great family space with dual aspect windows to the front and rear of the property providing plenty of light but also looking out over the

rear garden and at the front, to the parkland and views beyond. There is a generous space in the dining area for a large table and chairs or sofa if you'd prefer to create a snug. The kitchen is fitted with a good range of base and wall units with contrasting work surfaces over, a useful breakfast bar with storage under creates the divide between the two rooms. There is an integral Bosch dishwasher, AEG double oven and hob with chimney style extractor fan over, stainless steel double sink with mixer tap and drainer. The room benefits from Karndean LVT flooring, spotlighting and a radiator. The boiler is also concealed in a wall mounted cupboard. A door leads back to the hallway and to the utility room.

### Kitchen



### Dining Room



## Utility Room



The useful utility room sits adjacent to the kitchen and has base and wall units with work surfaces over, a stainless steel sink with drainer, plumbing and space for a washing machine and tumble drier, a radiator, Karndean LVT flooring and a door to the rear garden.

## Lounge 11'9" x 16'1" (3.60 x 4.91m)

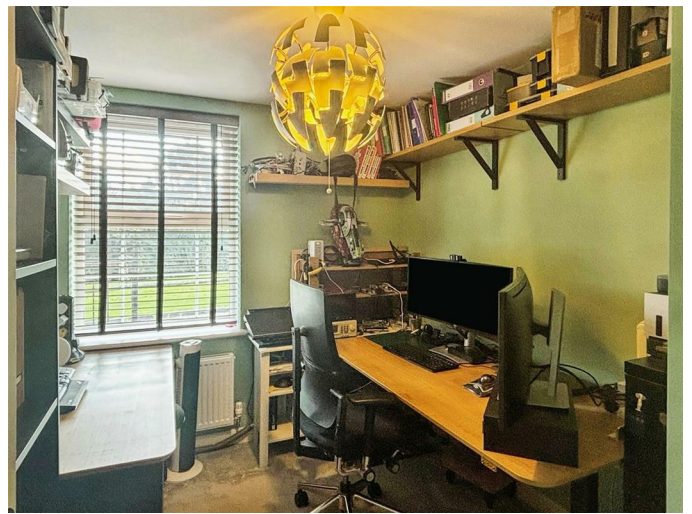


The well appointed lounge has a bay window to the side a window to the rear and French doors which open out to the rear garden allowing plenty of light into the room. The room benefits from a radiator and a TV point.

## Lounge

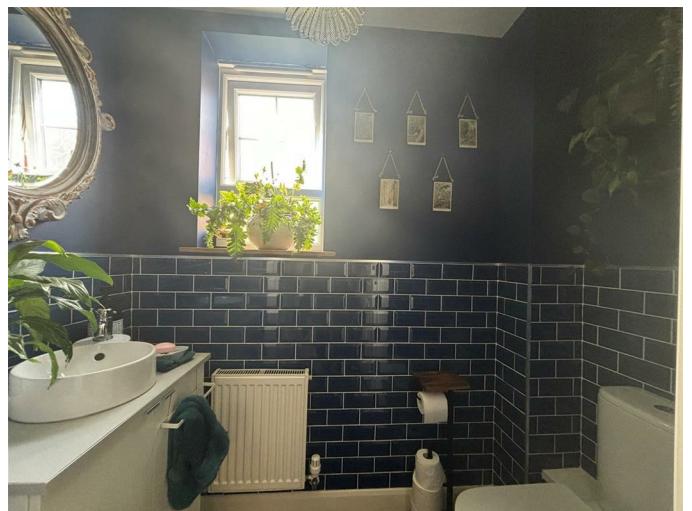


## Study 7'10" x 8'0" (2.40 x 2.45m)



With a window to the front with great views of the surrounding countryside, the useful study has a radiator and a range of useful shelving.

## Cloakroom



The downstairs cloakroom has a W/C, wash hand basin with mixer tap, a radiator, Karndean LVT flooring and a window to the side.

## Landing



There is access to the roof space via a loft hatch, doors to the bedrooms and bathroom and a useful airing cupboard space which also houses the hot water tank.

## Bedroom One 9'4" x 11'9" (2.87 x 3.59m)

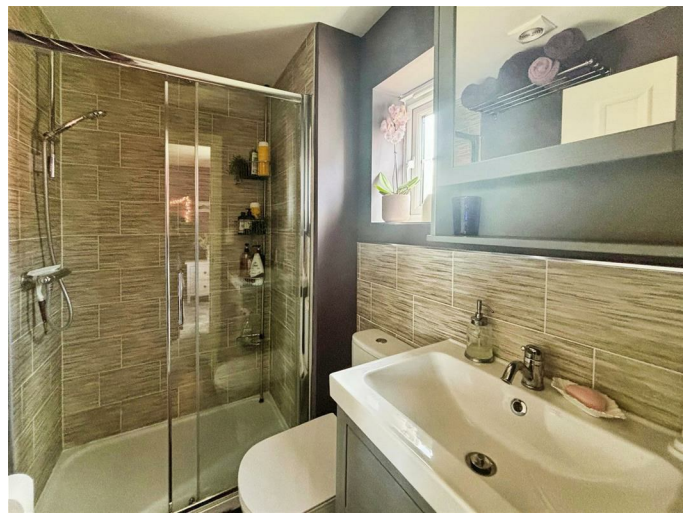


The master bedroom has a corridor of fitted wardrobe and storage cupboards providing plenty of space, the room has dual aspect windows to the front and rear offering views over the rear garden and the countryside to the front making it a lovely light room, with a Tv Point and a door leading through to the en-suite.

## Bedroom One



## En-suite Shower Room



Having a window to the front, a Walk in shower cubicle, W/C, wash hand basin with a mixer tap on a vanity unit, wall mounted cupboard with mirror, heated towel rail, extractor fan and Karndean LVT flooring.

## Bedroom Two 9'2" x 16'8" (2.80 x 5.10m)



A double room with a radiator, two windows to the

front with views of the surrounding countryside and a door to a useful storage cupboard.

### Bedroom Two Additional Photograph



### Views from the front



### Bedroom Three 9'6" x 10'9" (2.90 x 3.30m)



Another double room, bedroom three has a window to the rear overlooking the garden and a radiator. .

### Bedroom Four 14'3" x 7'11" (4.35 x 2.42m)



Another double room, with a window to the front providing countryside views, a storage cupboard and a radiator..

### Family Bathroom



Window to the rear, bath with mixer tap over, walk in shower cubicle with mains powered shower, wash hand basin on a vanity unit, W/C, extractor fan, heated towel rail, Karndean LVT flooring and part tiled walls.

### To The Front of the Property



This property had the benefit of mature gardens. The front and side garden is planted with mature

shrubs and bushes adding to the character of the property.. Steps lead up to the front door.

### To The Rear of the Property



### Rear Garden Additional Photograph



### Rear Garden Additional Photograph

The current owners have given the rear garden has real character, with a useful area to the side which houses a greenhouse and a wooden shed for storage, there is a water butt and a pretty archway which leads to the rear garden. With borders planted with mature shrubs, trees and native plants the garden feels very private, it benefits from two paved patio areas which both feel private and catch the sun at different times of the day. There is a shaped lawned area and a stepped pathway which leads to a gate which opens to the driveway and garage. There is also an outdoor tap and power point.

### Rear Garden Additional Photograph



### Rear Garden Additional Photograph



## To The Side of the Property



## Views



## Garage and Parking 17'8" x 16'8" (5.40 x 5.10m)



## Views Additional Photograph



The property benefits from a driveway pricing off-road parking for several vehicles along with a double garage with up and over doors, power and lighting. An electric vehicle charge point has been installed.

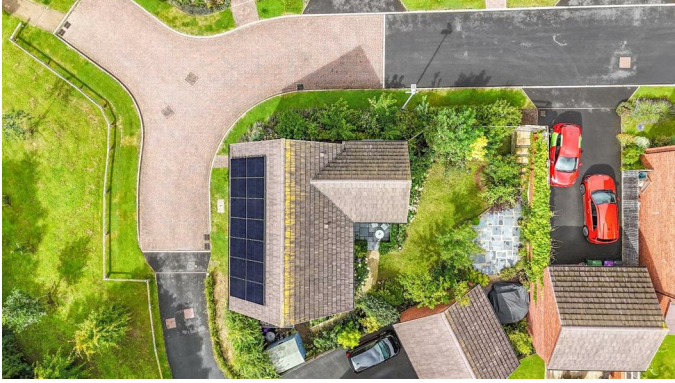
## Additional Photograph



## Views Additional Photograph



## Services to the property



35 Cottams Measow benefits from 14 newly installed (November 2023) solar panels which supply the properties electricity.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience -

State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

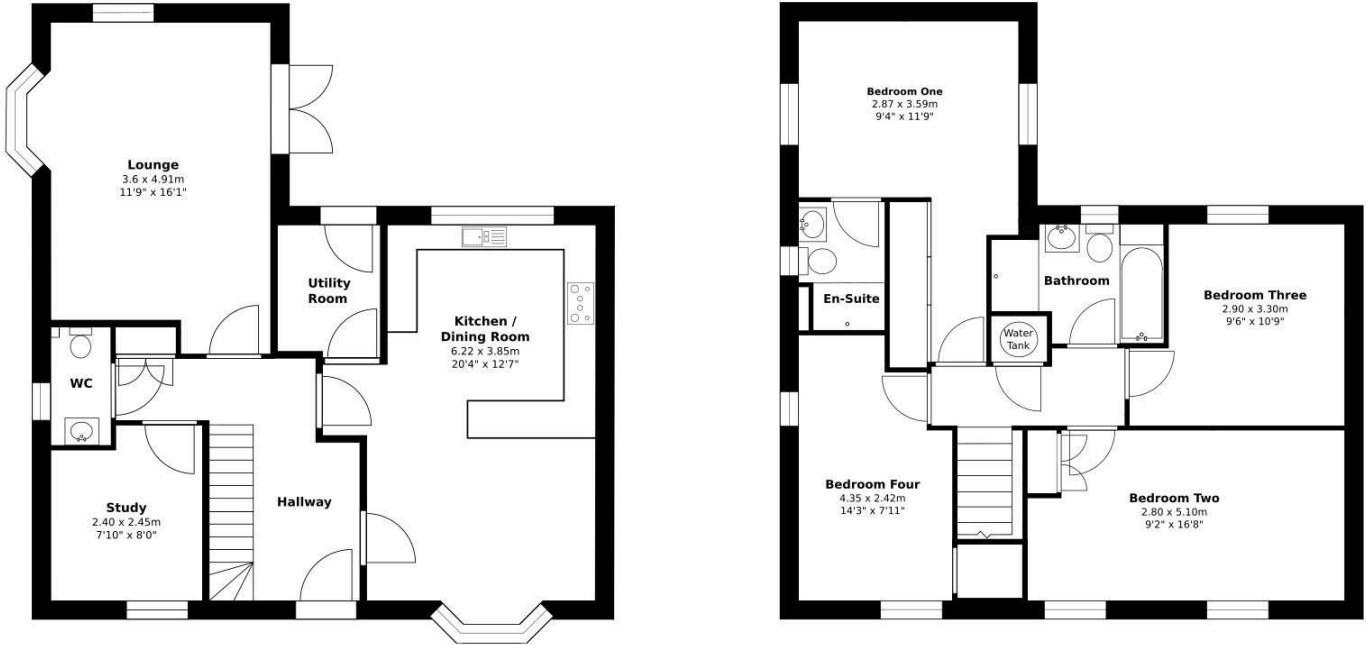
### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

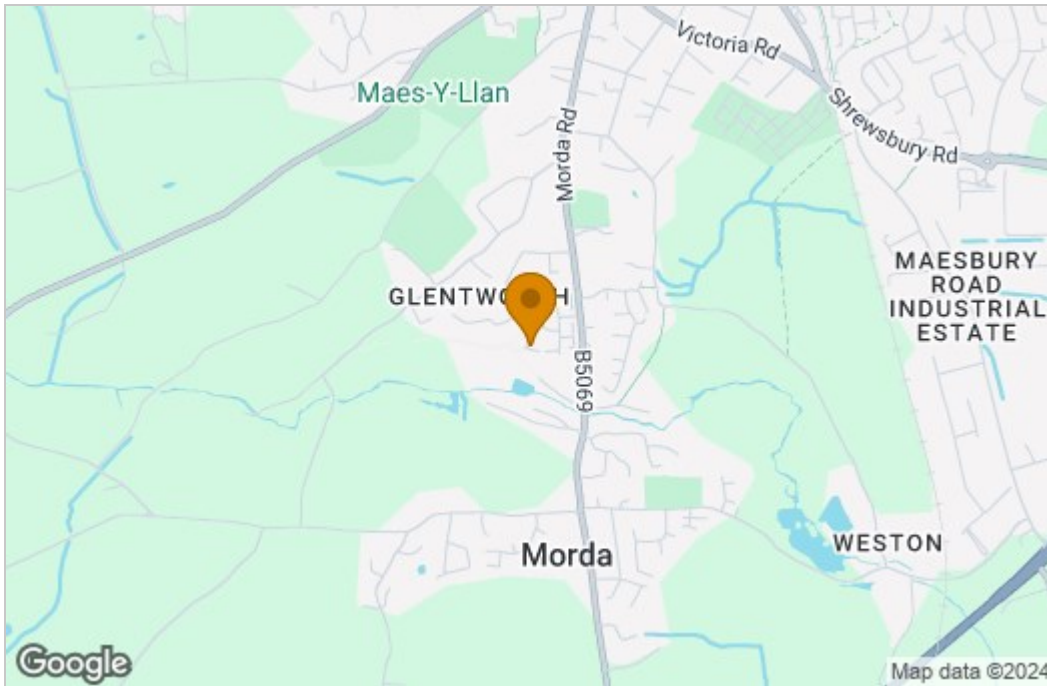


## Floor Plan



Indicative Floor plans only - **Not to Scale** - All Floor plans are included as a guide.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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