



4 Moat Lane, Woore, CW3 9TG
Offers over £274,995

PROPERTY
PERSPECTIVE

The Property Perspective

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PROPERTY
PERSPECTIVE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in the leafy semi-rural village of Woore. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and detached single garage.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, WC/cloaks and hallway. To the first floor 3 double bedrooms, single bedroom, en-suite shower room and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings.

FREEHOLD

Council tax band - D

GROUND FLOOR

Lounge 12'8" x 12'11" (3.88m x 3.94m)

Carpet flooring with bay fronted window, wooden shutter blind and curtains

Diner kitchen 10'5" x 12'10" (3.20m x 3.92m)

High quality vinyl flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and fridge-freezer

Utility 5'4" x 6'3" (1.65m x 1.91m)

High quality vinyl flooring with access to the rear garden and plumbing for washing machine

WC/cloaks

Wood effect laminate flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 12'11" x 11'6" (3.96m x 3.53m)

Carpet flooring with window to the front elevation, fitted wardrobes and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white,

Bedroom 8'8" x 8'9" (2.65m x 2.67m)

Carpet flooring with window to the rear elevation and blind

Bedroom 9'5" x 10'4" (2.89m x 3.15m)

Carpet flooring with window to the rear elevation and blind

Bedroom 8'5" x 8'5" (2.59m x 2.57m)

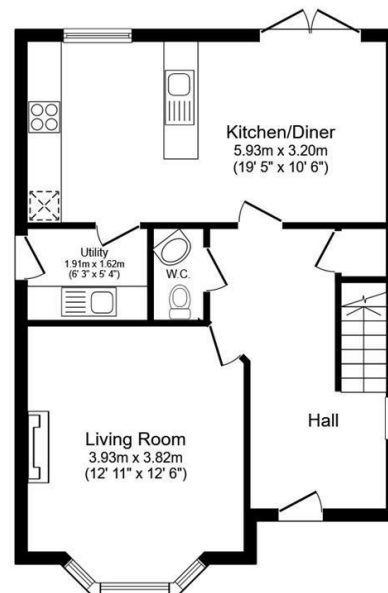
Carpet flooring with window to the front elevation, blind and fitted storage

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting and partially tiled decor

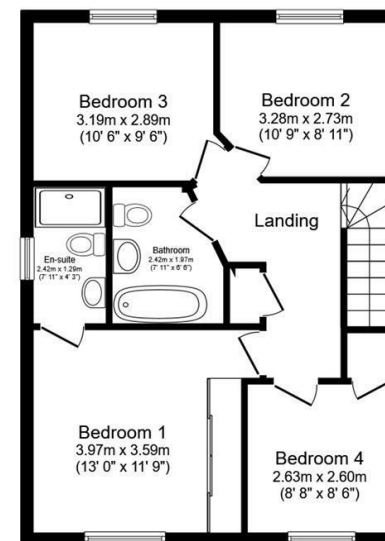
EXTERNAL

Beautifully presented gardens to the front and rear with driveway, capable of accommodating 2 vehicles, leading to a detached single garage.



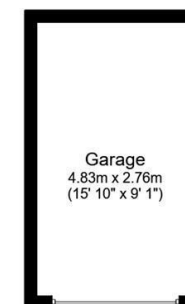
Ground Floor

Floor area 56.1 sq.m. (604 sq.ft.)



First Floor

Floor area 57.0 sq.m. (613 sq.ft.)



Garage

Floor area 13.3 sq.m. (143 sq.ft.)

Total floor area: 126.4 sq.m. (1,360 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io