

HARWOOD

THE ESTATE AGENT

01952 881010

38 Farr Lane, Muxton TF2 8TB



£ 3 3 9, 9 5 0 region

This spacious four-bedroom detached home is situated in the desirable area of Muxton and offers well-proportioned accommodation throughout. The property is accessed via a covered entrance porch, leading into a welcoming reception hallway with a guest cloakroom. The generous lounge provides a comfortable living space, while the standout feature of the home is the expansive kitchen/dining area, which boasts double doors opening onto the rear garden, creating a wonderful indoor-outdoor flow. An adjacent utility room offers additional convenience. Upstairs, the first floor comprises four bedrooms and a family bathroom. The main bedroom benefits from built-in wardrobes and a private en-suite shower room. Externally, the property enjoys a fully enclosed rear garden with a lawn and patio area, ideal for outdoor relaxation and entertaining.

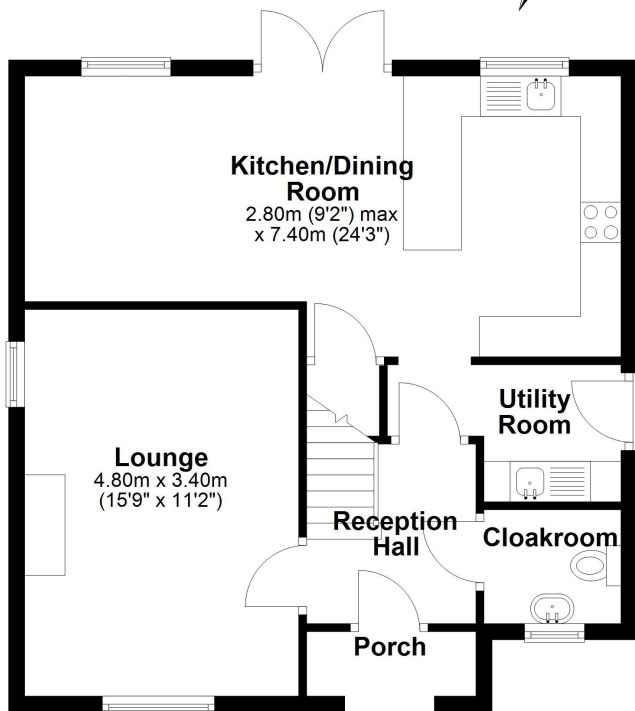
A gate from the garden provides access to a detached single garage and two allocated parking spaces. Offered for sale with no upward chain, this property presents a fantastic opportunity for those looking for a spacious family home in a sought-after location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

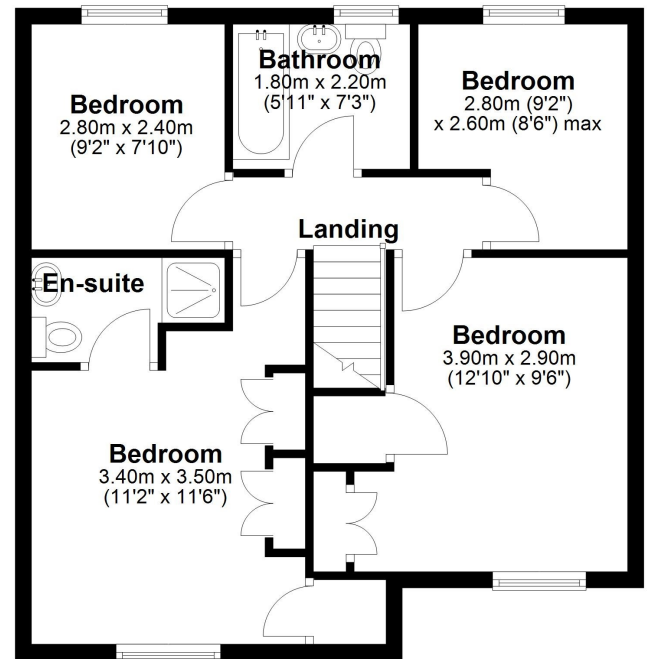




Ground Floor
Approx. 54.0 sq. metres (581.2 sq. feet)



First Floor
Approx. 54.3 sq. metres (584.3 sq. feet)



Total area: approx. 108.3 sq. metres (1165.5 sq. feet)

38 Farr Lane

Tenure Freehold

Council tax Band D

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 25th February 2025