



Breakkey & Co



Mossy Lea Road, Wroughtington

Offers in Excess of £310,000

- Detached
- Desirable Location
- Open Plan Lounge Diner
- 3/4 Bedrooms
- Large Garden
- Freehold
- Four Piece Bathroom Suite
- Two Reception Rooms
- EPC E



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DESCRIPTION

This lovely detached property rests on the enviable Mossy Lea Road, Wroughtington. An impressive family home that offers a wealth of features and its semi-rural setting allows easy access to local walks to take in delightful far reaching views across open fields and rolling countryside. The property itself offers an abundance of well appointed living space with a thoughtful layout making it perfect for a growing family. Internally the accommodation is arranged over two floors and in brief comprises of; spacious entrance hallway, fitted kitchen, study or fourth bedroom and a second reception room. The bright and airy lounge diner with feature fireplace and french doors leading out into the rear garden completes the ground floor accommodation. To the first floor the large landing area gives access to three bedrooms, two of which are large doubles and the third a good size single room. The large family bathroom is fully tiled and has a four piece bathroom suite. Externally, to the rear, this property boasts a large enclosed rear garden with a manicured lawn, and paved patio. To the front elevation the property is set back from the road with gated driveway, lawn and mature planting. Mossy Lea Road offers the best of both, rural positioning yet conveniently located close to excellent local schools, amenities and major transport links. This is a truly remarkable home that must be viewed to be fully appreciated.





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ACCOMMODATION

Lounge/Diner 11' 7" x 23' 10" (3.54m x 7.26m)

Reception Room 8' 10" x 9' 11" (2.68m x 3.02m)

Kitchen 7' 6" x 14' 1" (2.28m x 4.30m)

Bedroom 4/ Study 7' 6" x 16' 2" (2.28m x 4.92m)

Bedroom 1 11' 7" x 10' 11" (3.54m x 3.34m)

Bedroom 2 11' 7" x 12' 10" (3.54m x 3.92m)

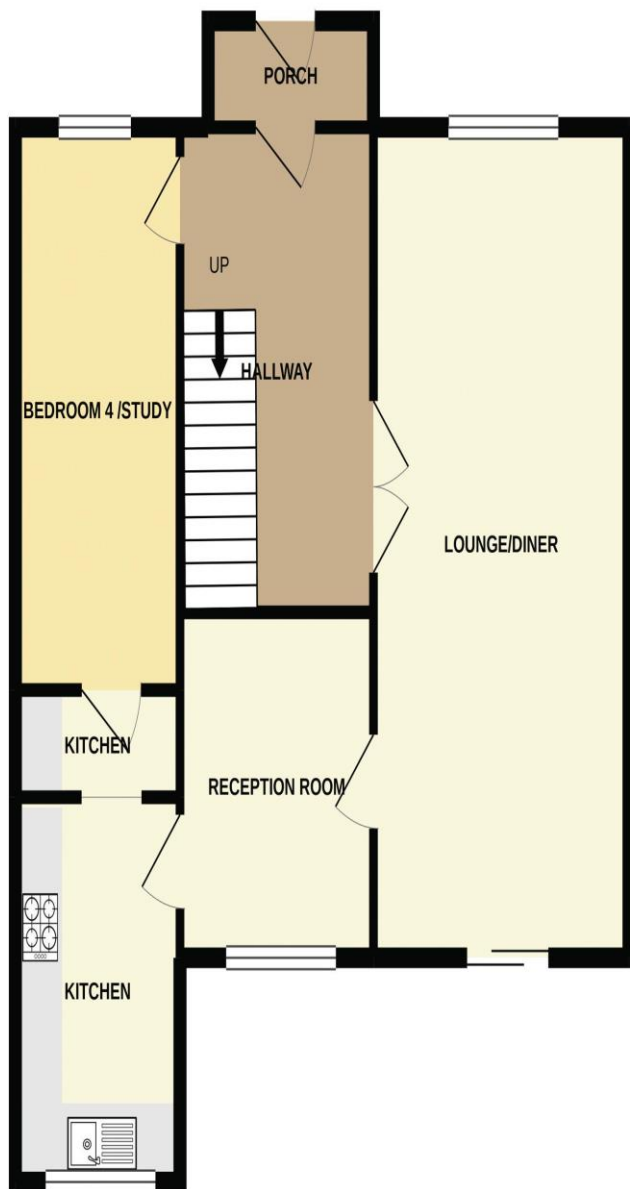
Bedroom 3 8' 10" x 8' 6" (2.68m x 2.60m)

Bathroom 8' 10" x 5' 10" (2.68m x 1.78m)

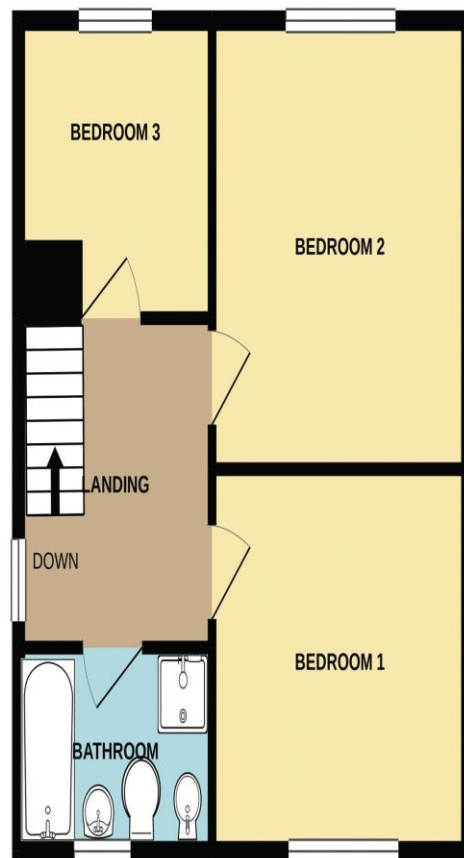




GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

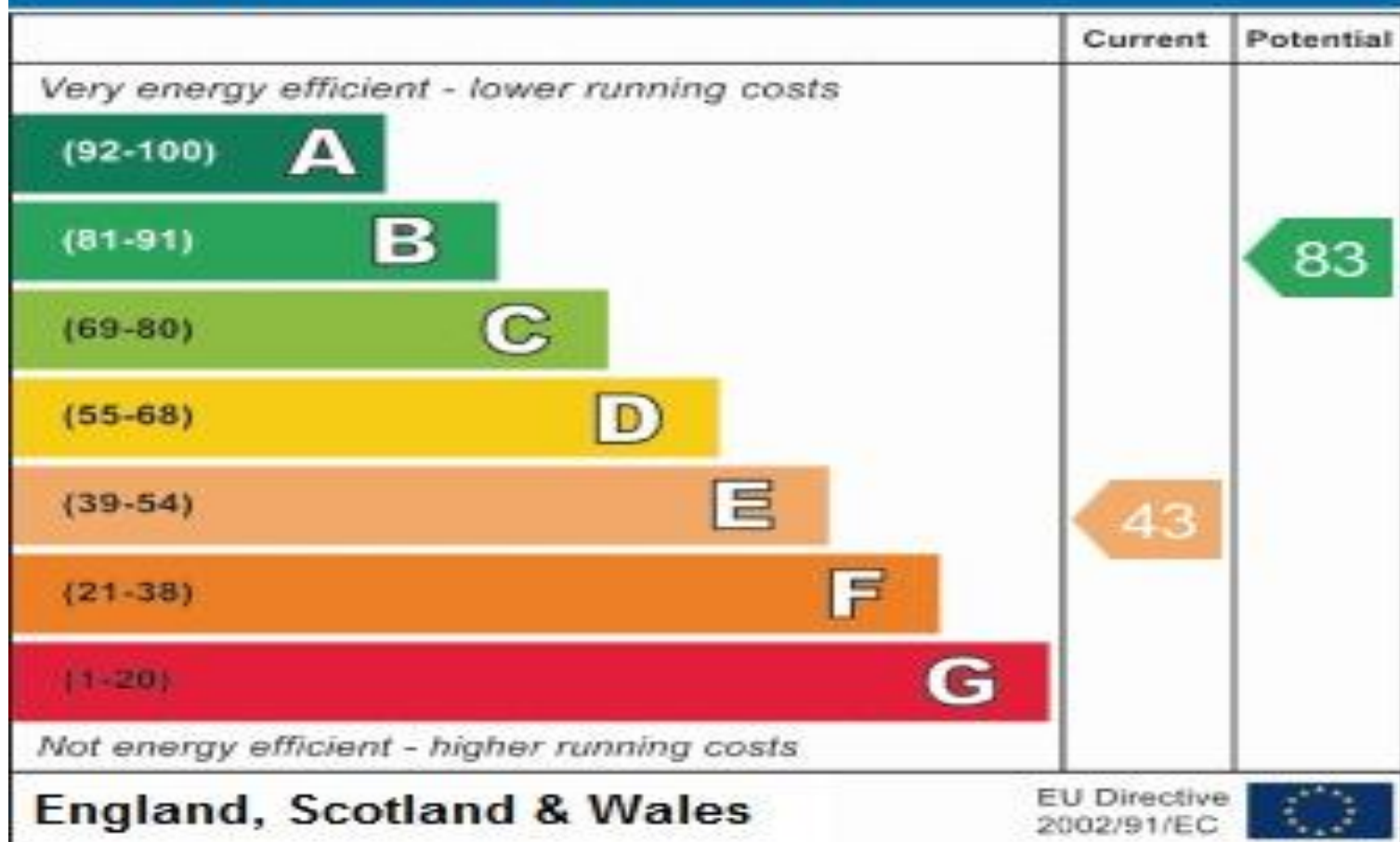
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating



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