

HOME  TRUTHS

Mossy Lea Road, Wroughtington

WN6 9RD





Individual detached property in a highly sought after location with over 1500 square feet of versatile accommodation and within easy reach of local amenities, schools and primary transport routes. Gated access gives on to the block paved driveway which can accommodate four vehicles and leads past the gorgeous front garden with water feature, to the garage and main entrance. Step into the vestibule and from there to the welcoming hallway which leads to L shaped living room with wall mounted gas fire in hearth and dining area. The breakfast kitchen comprises a range of wall and base units with electric hob, oven and grill, microwave, refrigerator and freezer with space, power & plumbing for additional appliances. The conservatory is to the rear overlooking the garden. Completing the ground floor is bedroom two with fitted wardrobes, and the family bathroom comprising fully tiled elevations and flooring, wash hand basin on vanity, wc, rainfall mixer shower in cubicle and ladder heated towel rail. Stairs lead up to the first floor landing with large linen cupboard and plenty of eaves storage. Bedroom one has built in wardrobes, one of which houses the Worcester combi boiler, and en suite comprising wash hand basin on vanity, wc and ladder heated towel rail. Bedroom three is a comfortable single. Externally, the rear garden is west facing and lovely and private. With lawn bordered by mature planting this is the perfect place to relax and entertain in the afternoon and evening sunshine. A courtesy door leads to the garage with power and light.

Individual detached property in a highly sought after location with over 1500 square feet of versatile accommodation and within easy reach of local amenities, schools and primary transport routes. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Individual three bedroom detached property
- Over 1500 square feet of versatile accommodation
- Lovely west facing garden
- Ample parking
- Sought after location
- Virtual tour



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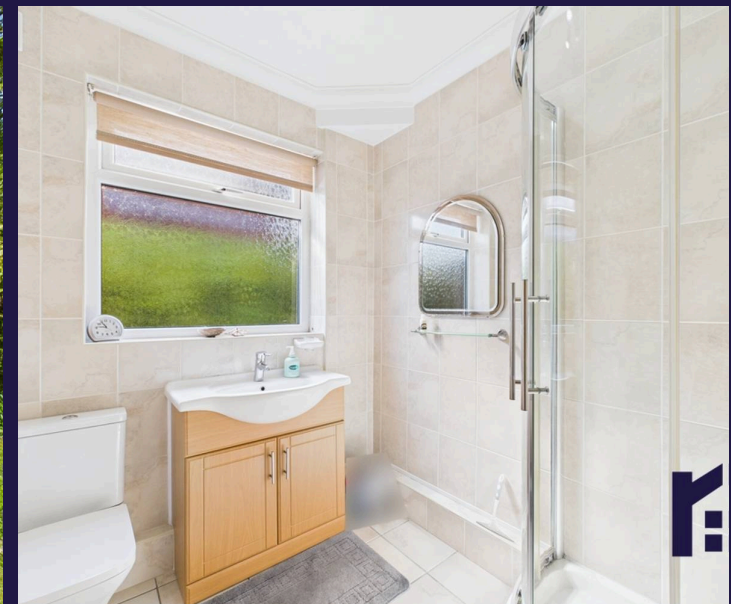
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1556 ft<sup>2</sup>

144.5 m<sup>2</sup>

**Reduced headroom**

69 ft<sup>2</sup>

6.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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