







A beautifully presented two-bedroom end-terrace home in excellent condition, situated in the sought-after Moreton Hall development. This charming property features a well-designed kitchen, a spacious sitting room, and a delightful conservatory. The two generously sized bedrooms are complemented by a modern bathroom suite. The private, enclosed garden is well-maintained, offering a perfect outdoor retreat. Additionally, the home benefits from two convenient parking spaces located next to the house. Viewing is highly recommended to fully appreciate this fantastic property.

### **Entrance Hall**

9' 7" x 4' 3" (2.93m x 1.29m)

Welcoming entrance with a storage cupboard and radiator.

### **Kitchen**

9' 5" x 6' 3" (2.87m x 1.90m)

Modern kitchen with wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Electric oven with gas hob and extractor hood over. Space for full fridge freezer, washing machine. Window to front and radiator.

### **Cloakroom**

5' 10" x 3' 0" (1.78m x 0.91m)

WC, wash basin. Radiator

### **Sitting Room**

13' 8" x 12' 9" (4.16m x 3.89m)

Well-proportioned size room with French doors opening to conservatory. Stairs to first floor

### **Conservatory**

9' 9" x 7' 4" (2.97m x 2.23m)

French doors leading to the garden. Radiator

### **Landing**

6' 0" x 4' 8" (1.84m x 1.41m)

Window to side. Radiator

### **Bedroom 1**

11' 5" x 10' 8" (3.47m x 3.25m)

Double room with dual aspect windows to rear. Fitted wardrobes and radiator

### **Bedroom 2**

11' 2" x 6' 5" (3.41m x 1.96m)

Loft access, window to front. Radiator

### **Bathroom**

6' 2" x 6' 0" (1.89m x 1.83m)

Modern suite with WC and vanity wash basin unit. Bath with shower over surrounded by feature tiles. Window to front. Radiator

### **Front garden**

Laid to lawn with shrub border and pathway to front door.

### **Rear Garden**

Enclosed by fencing this well kept garden is laid manily to lawn and bordered by flower beds. Patio seating area and gate access to the side. Shed for storage.

### **Parking**

Parking for 2 cars to the side of the property.



Ground Floor



Floor 1

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

609.14 ft<sup>2</sup>

Reduced headroom

14.26 ft<sup>2</sup>

(1) Excluding balconies and terraces

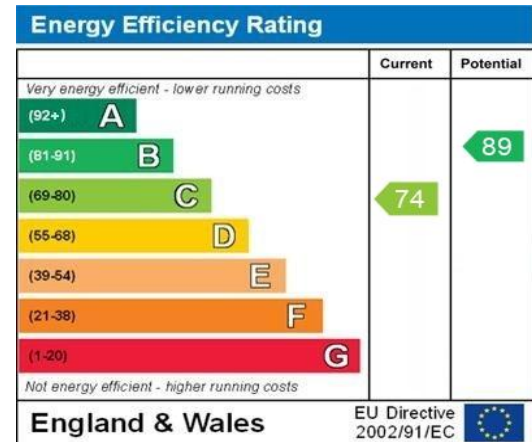
Reduced headroom

..... Below 5 ft

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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