





This spacious five-bedroom detached home is perfectly positioned on the edge of the sought-after Moreton Hall development, offering a fantastic blend of comfort, style and convenience. Ideal for family living, the property features a welcoming sitting room and a versatile study perfect for working from home. The large modern kitchen/breakfast room is complemented by a useful utility/cloakroom. Upstairs, there are five good-sized bedrooms, including a generous principal bedroom with en-suite and dressing area, plus a family bathroom and shower room to serve the remaining rooms. Outside, enjoy a private south facing rear garden, detached garage and off-road parking. With excellent access to local schools, amenities and transport links. This home is the perfect choice for families seeking space and a great location.

Entrance Hall

Welcoming entrance hall with storage cupboard. Stairs to the first floor. Radiator

Cloakroom/Utility

WC and wash hand basin. Modern wall and base cupboard and drawer units with work tops over. Integrated washing machine. Radiator

Sitting Room

15' 7" x 11' 10" (4.75m x 3.60m)

Well-proportioned room with window to front aspect. Doors leading to the kitchen. Radiator

Study

9' 1" x 7' 6" (2.77m x 2.28m)

Window to front aspect. Radiator

Kitchen/Breakfast Room

27' 6" x 11' 4" (8.38m x 3.45m)

Stylish kitchen with matching wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Eye level electric oven. Gas hob with extractor hood over. Integrated dishwasher and fridge freezer. Window to rear aspect and cupboard housing the boiler. Opening to the dining area with double patio doors leading to the garden. Radiator.

First Floor Landing

Stairs leading to the second floor. Storage cupboard. Window to front aspect.

Master Suite

13' 3" x 10' 9" (4.04m x 3.27m)

Double room opening to the dressing room. Window to front aspect. Radiator

Dressing Room

9' 1" x 6' 6" (2.77m x 1.98m)

Fitted wardrobes and radiator

En-Suite

11' 0" x 4' 11" (3.35m x 1.50m)

Modern suite with WC and pedestal wash basin. Shower cubicle. Window to rear aspect. Radiator

Bedroom 2

11' 8" x 9' 0" (3.55m x 2.74m)

Double room with built in wardrobes. Window to front aspect. Radiator

Bedroom 3

9' 8" x 9' 0" (2.94m x 2.74m)

Window to rear aspect. Radiator

Bathroom

7' 2" x 6' 3" (2.18m x 1.90m)

Contemporary suite, WC and pedestal wash basin. Bath with shower over. Window to rear aspect. Radiator

Second Floor Landing

Velux window

Bedroom 4

16' 10" x 11' 11" (5.13m x 3.63m)

Generous size double room. Window to front aspect and velux window to rear. Radiator

Bedroom 5

9' 7" x 9' 3" (2.92m x 2.82m)

With built in wardrobes. Window to front aspect. Radiator

Shower Room

6' 7" x 6' 7" (2.01m x 2.01m)

Stylish suite, WC and pedestal wash basin. Shower cubicle. Velux window to rear aspect. Radiator

Outside

Front Garden

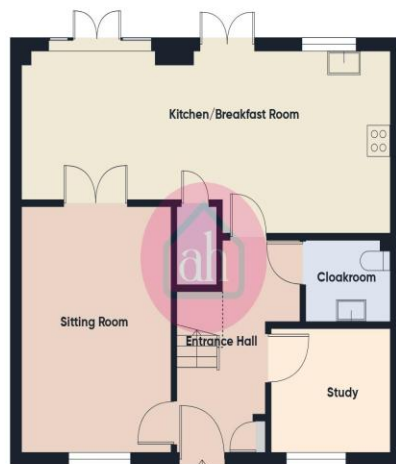
Laid mainly to lawn with a pathway to the front door bordered by shrubs. Driveway to the side of the property offering ample off road parking and leads to the garage.

Rear Garden

The garden is enclosed by fencing and laid mainly to lawn. A patio seating area. A personal door accessing the garage.

Single Garage

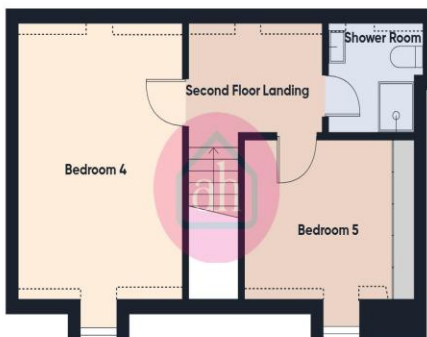
Up and over door and power connected. Personal door to garden.



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1667 ft²

Reduced headroom

32 ft²

(1) Excluding balconies and terraces

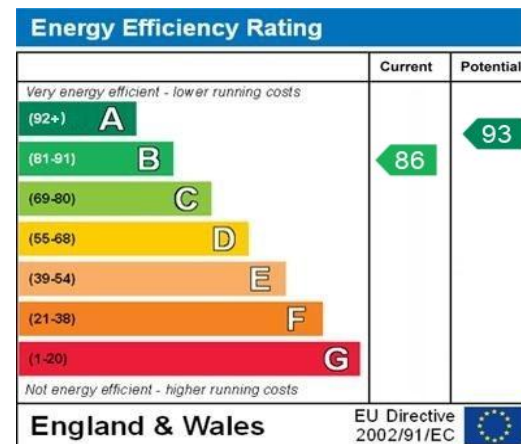
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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