





Located in a quiet and established part of the popular Moreton Hall this detached home offers 4 good size bedrooms and an en suite. A particular feature of the house is the private south east facing garden and the open green aspect to the front. A generous size sitting room benefits from a log burner and views of the garden. With a spacious kitchen and adjoining dining room there is the option to create a large room if desired. Complete with solar panels, a garage and parking, this is an ideal family home in a good location. Call to arrange your viewing today!

Entrance Hall

10' 10" max x 6' 9" (3.30m x 2.06m)
Good size hallway with stairs to first floor.
Radiator

Cloakroom

6' 0" x 3' 6" (1.83m x 1.07m)
WC, vanity sink, heated towel rail with window to side.

Living Room

19' 5" x 10' 7" max (5.91m x 3.22m)
Generous room size with French doors opening onto garden. Inset log burner. Window to front and radiator.

Dining Room

9' 9" x 9' 7" (2.97m x 2.92m)
Window to front aspect. Radiator

Kitchen/Breakfast Room

12' 10" x 12' 8" (3.91m x 3.86m)
Well presented kitchen with a range of wall and base cupboard and drawer units with ample work surfaces. Electric cooker point and extractor fan over. Plumbing for dishwasher and washing machine. Space for tumble dryer and fridge/freezer. The room benefits from a large under stair storage cupboard which is currently being used as a pantry. Window to rear and door to garden. Radiator.

Landing

12' 2" x 10' 10" max (3.71m x 3.30m)
Loft access and airing cupboard.

Bedroom 1

12' 10" x 10' 3" (3.91m x 3.12m)
Fitted wardrobes, windows to front. Radiator.

En suite

7' 4" x 4' 10" (2.23m x 1.47m)
Comprising WC, shower, wash basin. Window to side. Radiator.

Bedroom 2

10' 10" x 9' 0" (3.30m x 2.74m)
Window to rear, radiator.

Bedroom 3

9' 9" x 7' 0" (2.97m x 2.13m)
Fitted wardrobes, window to rear. Radiator.

Bedroom 4

10' 2" x 6' 9" (3.10m x 2.06m)
Window to front, built in wardrobe. Radiator.

Family Bathroom

7' 0" x 6' 3" (2.13m x 1.90m)
Modern white suite wash basin and vanity drawers under, W.C. and shaped shower bath with rainfall shower over. Window to front, part tile walls and tiled floor. Radiator.

Outside

Garden

The private and generous size south east facing rear garden is a feature of this family home. Paved patio seating area and mature shrubs and fruit trees. Large lawn area and garden shed and wood store. Personal door leading to the garage. Side access to front of the property.

Garage

17' 6" x 8' 7" (5.33m x 2.61m)
Up and over door. Power and light connected. Parking to front of the garage.

Agent notes

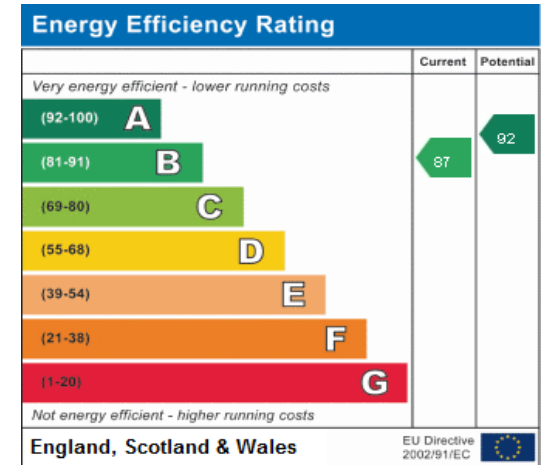
The property benefits from solar panels which have a 12 year lease term to run.



Ground Floor



Floor 1



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.