



**CPH** ESTATE AGENTS &  
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*For over 30 years*

44a Moor Lane, Newby  
Offers Over £270,000



- IMMACULATE TWO BEDROOM DETACHED BUNGALOW
- OFF-STREET PARKING, GARAGE & WORKSHOP
- LOW MAINTENANCE FRONT & REAR GARDENS
- POPULAR NEWBY LOCATION
- FULLY OWNED SOLAR PANELS

We are delighted to present this immaculate two-bedroom detached bungalow, ideally situated in the highly sought-after Newby location.

This beautifully maintained home offers a welcoming entrance hall leading to a spacious and light-filled lounge, perfect for relaxing or entertaining guests. The modern kitchen features quality fittings and ample storage, providing a practical and stylish space for every-day living. Both bedrooms are generously proportioned, with the principal bedroom offering a peaceful retreat and the second bedroom ideal for guests or as a flexible office space. The contemporary four piece bathroom is finished to a high standard, complementing the overall sense of quality throughout the property.

Additional features include off-street parking, a garage, and a versatile workshop, catering to a variety of lifestyle needs. The property further benefits from fully owned solar panels, ensuring energy efficiency and reduced running costs.

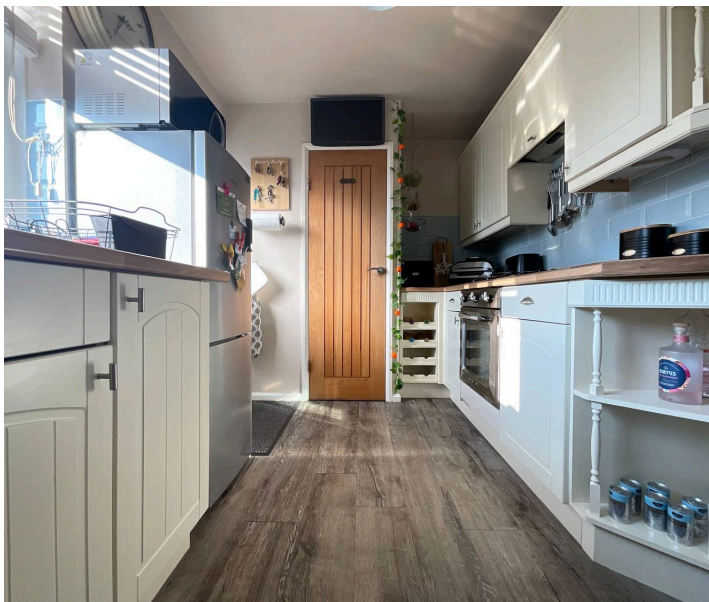
With its thoughtful layout, pristine condition, and convenient location close to local amenities, this bungalow is perfectly suited for those seeking a comfortable and low-maintenance lifestyle. Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## ACCOMMODATION

### Living/Dining Room

20' 1" x 11' 6" (6.13m x 3.50m)

### Kitchen

12' 6" x 8' 2" (3.80m x 2.50m)

### Bedroom 1

9' 10" x 12' 6" (3.00m x 3.80m)

### Bedroom 2

11' 6" x 8' 10" (3.50m x 2.70m)

### Bathroom

8' 2" x 5' 3" (2.50m x 1.60m)

### Workshop

7' 3" x 8' 6" (2.20m x 2.60m)

### Garage

18' 1" x 8' 6" (5.50m x 2.60m)

### Externally

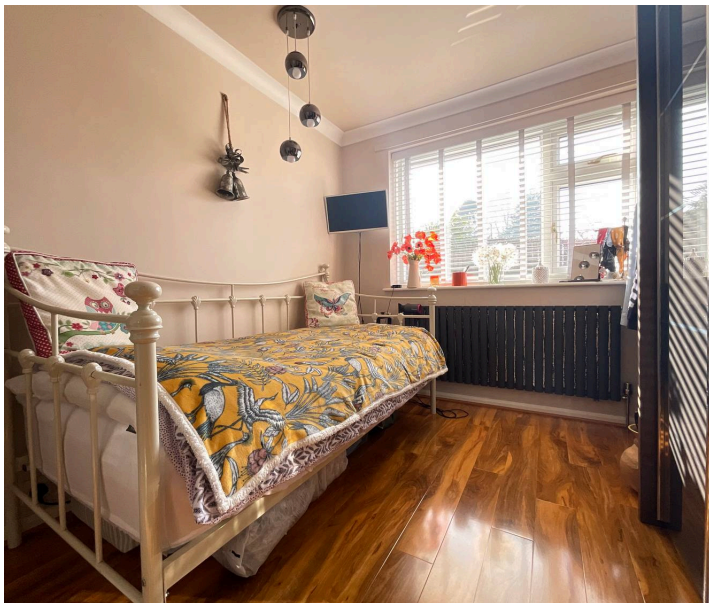
To the front of the property lies a lawned front garden with planted and walled borders. A single driveway provides off-street parking leading to a single garage which benefits from power. To the rear of the property lies a low maintenance rear garden with decked seating area and planted borders.

### HMRC DISCLAIMER

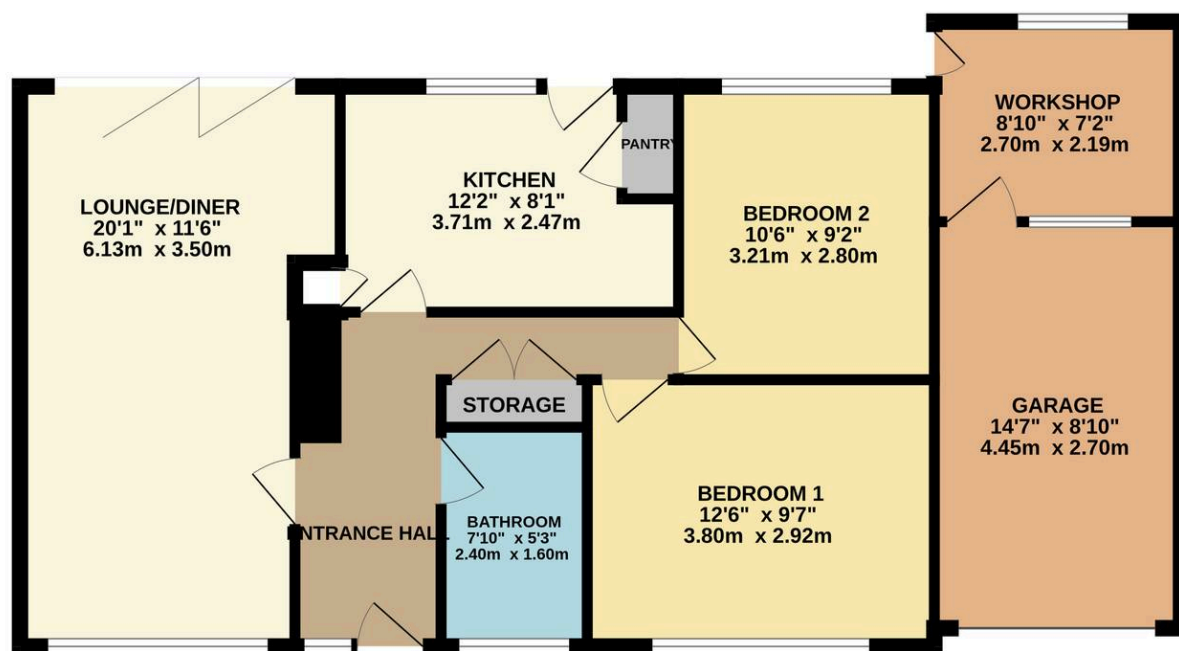
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

### Details Prepared

AB200326



## GROUND FLOOR



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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## Interested?

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