



46 Moorend Road, Yardley Gobion, NN12 7UF

Offers Over £700,000

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46 Moorend Road, Yardley Gobion, NN12 7UF

Situated within the sought-after village of Yardley Gobion, this substantial four bedroom detached bungalow offers spacious and versatile single-storey living, complemented by beautiful countryside views, generous gardens, and extensive parking.

Offering approximately 1,395 sq. ft. of well-balanced accommodation, the property provides an ideal blend of comfort, privacy, and village lifestyle living.

The accommodation is entered via a welcoming entrance hall which leads to the main living areas. The sitting room is a particularly attractive feature of the home, measuring over 18 ft. and centred around a character stone fireplace, creating a warm and inviting space.

Sliding doors open into the conservatory, providing an excellent additional reception area with French doors opening onto the garden and enjoying far-reaching rural views.

The dining room offers a perfect space for entertaining, with direct access to the rear garden, while the refitted kitchen/breakfast room is well equipped with a range of fitted units, integrated appliances, and space for informal dining. A separate utility room provides further practicality and additional access to the garden.

The principal bedroom enjoys a peaceful rear aspect overlooking the garden and benefits from its own en suite shower room. Three further bedrooms provide flexible accommodation for family, guests, or home working, with bedroom two featuring fitted wardrobes.

These rooms are served by a well appointed five piece family bathroom.

For all enquiries please quote property reference NL1208





OUTSIDE

Externally the property continues to impress. The front of the home is approached via a gravel driveway providing off-road parking for up to six vehicles and access to the double garage. The front garden is mainly laid to lawn with established planting which enhances the property's kerb appeal.

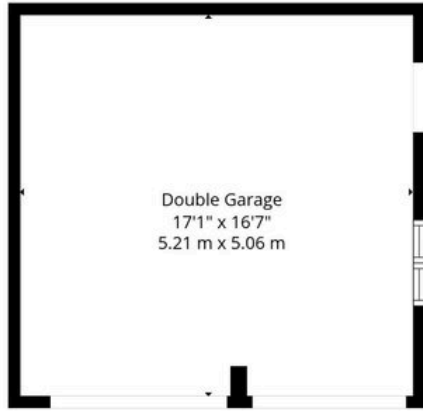
The rear garden is a particular highlight, offering a high degree of privacy and backing onto open countryside. A patio terrace runs along the rear of the property providing ideal space for outdoor dining, with a further decked seating area positioned to enjoy the garden. The remainder is laid to lawn with mature borders, shrubs, and trees creating a well established and attractive outdoor space.

KEY FEATURES

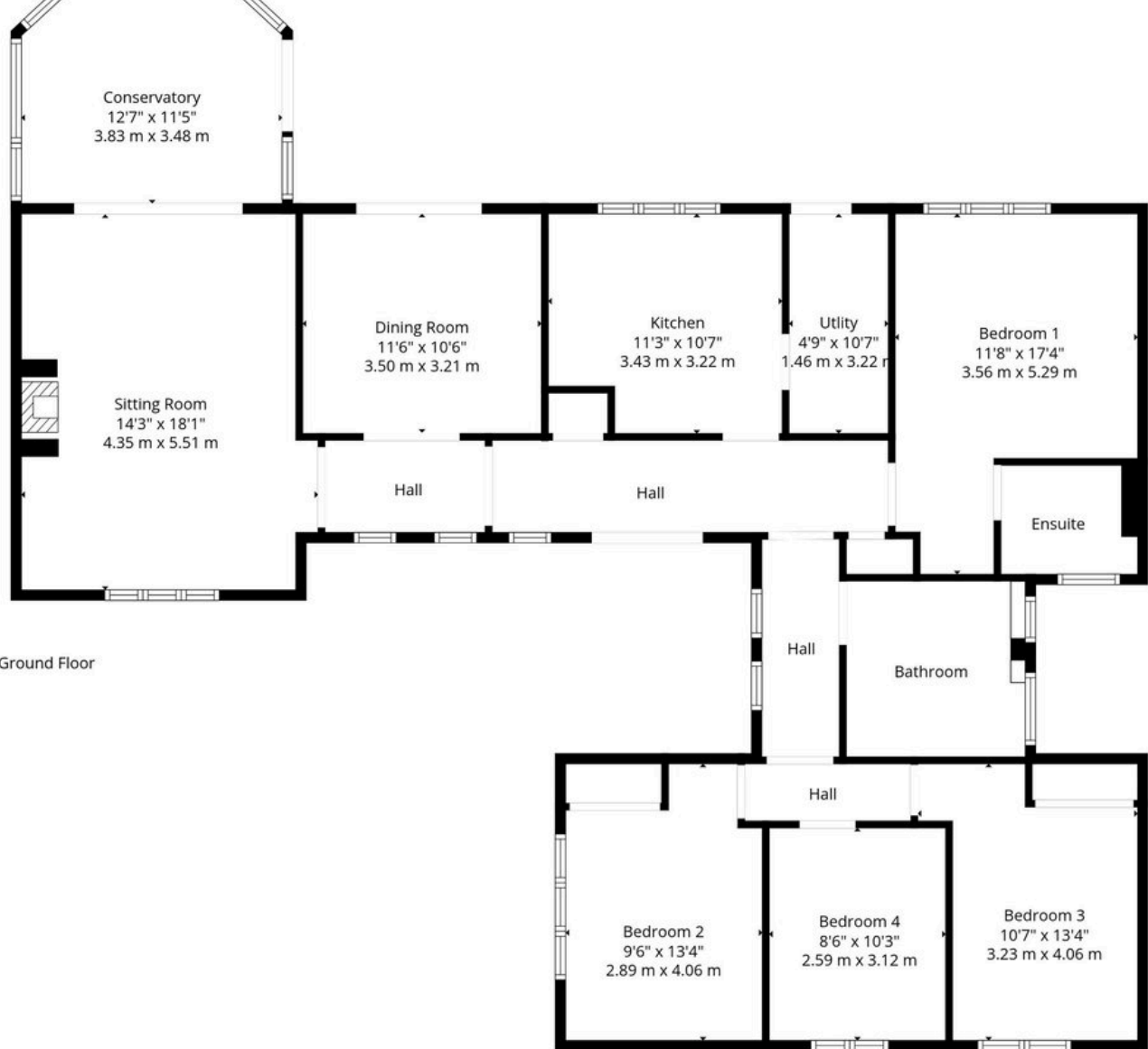
- Four bedroom detached bungalow in sought-after village location
- Generous plot with mature front and rear gardens
- Conservatory enjoying garden and rural views
- Refitted kitchen/breakfast room with integrated appliances
- Principal bedroom with en suite shower room
- Five piece family bathroom
- Double garage and driveway parking for up to six vehicles
- Spacious sitting room with feature stone fireplace







Out Of Position



Ground Floor

Total: 1395 sq. Ft, 130 m²

Out Of Position: 0 sq. Ft, 0 M², Ground Floor: 1395 sq. Ft, 130 m²

Excluded Areas: Double Garage: 384 sq. Ft, 36 M², Bedroom 2: 122 sq. Ft, 11 M², Walls: 151 sq. Ft, 15 m²

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