



25 Moorhen Way

Packmoor, ST7 4GY

Price £290,000



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Here at Carters, we are delighted to welcome to the market this stylishly presented and substantial family home, offering spacious and versatile accommodation set across three floors.

The lower ground floor features a generous living room, complete with contemporary acoustic panel feature wall and French doors opening directly onto the private rear garden, creating a bright and inviting living space. A useful under-stairs storage cupboard is also located on this level.

The ground floor boasts a spacious open-plan kitchen/dining room, fitted with sleek high-gloss cabinetry, integrated appliances and ample space for family dining. French doors with a Juliet balcony overlook the rear garden, allowing plenty of natural light to flood the room. Also on this floor is a convenient guest cloakroom and an internal door providing access to the integral garage.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefiting from a modern en suite shower room. The remaining bedrooms are served by a contemporary family bathroom fitted with a stylish white suite.

Externally, the property enjoys a generous driveway to the front, providing off-road parking for several vehicles. To the rear is a substantial south-facing garden, enjoying an excellent degree of privacy as it is not directly overlooked. Predominantly laid to lawn, the garden also features a timber-decked seating area, making it the perfect space for outdoor entertaining and relaxation. An external tap and power socket add further practicality.

This impressive home is finished to a high standard throughout and must be viewed to fully appreciate the quality of accommodation on offer. Ideally situated close to well-regarded schools, local amenities and excellent transport links, this is a fantastic opportunity for families and professionals alike. Early viewing is highly recommended.

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Entrance Hallway

Composite double glazed entrance door to the front elevation. Internal door leading to the garage. Radiator. Laminate flooring.

Lower Floor Stairs and Landing

Radiator. Built in storage cupboard.

Living Room

15'10" x 16'6" (4.83m x 5.03m)

UPVC double glazed French doors to the rear elevation leading to the garden. UPVC double glazed window to the rear elevation.

Feature wall with acoustic paneling. Coving to the ceiling. Radiator. TV point.

Kitchen / Dining Room

16'5" x 15'9" (5.00m x 4.80m)

UPVC double glazed French doors to the rear elevation having a Juliette balcony. UPVC double glazed window to the rear elevation.

High gloss fitted kitchen incorporating a range of wall, base and drawer units. Built in electric oven. Built in four ring gas hob with a fitted extractor over. Space for a fridge freezer. Space and plumbing for a washing machine. Space and

plumbing for a washing machine. Space for a tumble dryer. Built in over stairs storage cupboard. Coving to the ceiling. Recessed ceiling down lighters. Radiator. Laminate flooring.

Cloakroom

UPVC double glazed window to the front elevation. Vanity basin unit with storage under. Mid level w.c. Radiator. Laminate flooring.

Stairs and Landing to First Floor

Built in airing cupboard and storage cupboard. Radiator.

Bedroom One

9'2" x 14'10" (2.79m x 4.52m)

UPVC double glazed window to the rear elevation. Built in wardrobe. Radiator.

En Suite

6'9" x 5'3" (2.06m x 1.60m)

Three piece shower suite; corner shower enclosure with water proof aqua paneling, mid level w.c. and a countertop sink with a storage unit under.

Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Heated towel rail. Laminate flooring.

Bedroom Two

11'10" x 9'2" (3.61m x 2.79m)

UPVC double glazed window to the front elevation. Access to the loft space. Radiator.

Bedroom Three

7' x 14'10" (2.13m x 4.52m)

UPVC double glazed window to the rear elevation. Built in wardrobe. Radiator.

Bathroom

7' x 8' (2.13m x 2.44m)

UPVC double glazed window to the front elevation. Panel bath, shower enclosure with water proof aqua paneling, vanity basin unit with storage under and a mid level w.c. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Radiator. Vinyl flooring.

Garage

18'10" x 9' (5.74m x 2.74m)

Electric roller garage door. Power and lighting.

Externally

To the front of the property, a generous driveway provides off-road parking for several vehicles. To the rear, the property enjoys a substantial, south-facing garden that is not overlooked, offering an excellent degree of privacy. The garden is predominantly

laid to lawn and features a timber decked seating area, ideal for outdoor entertaining and relaxing. An outside tap and external power socket add further practicality and convenience.

Additional Information

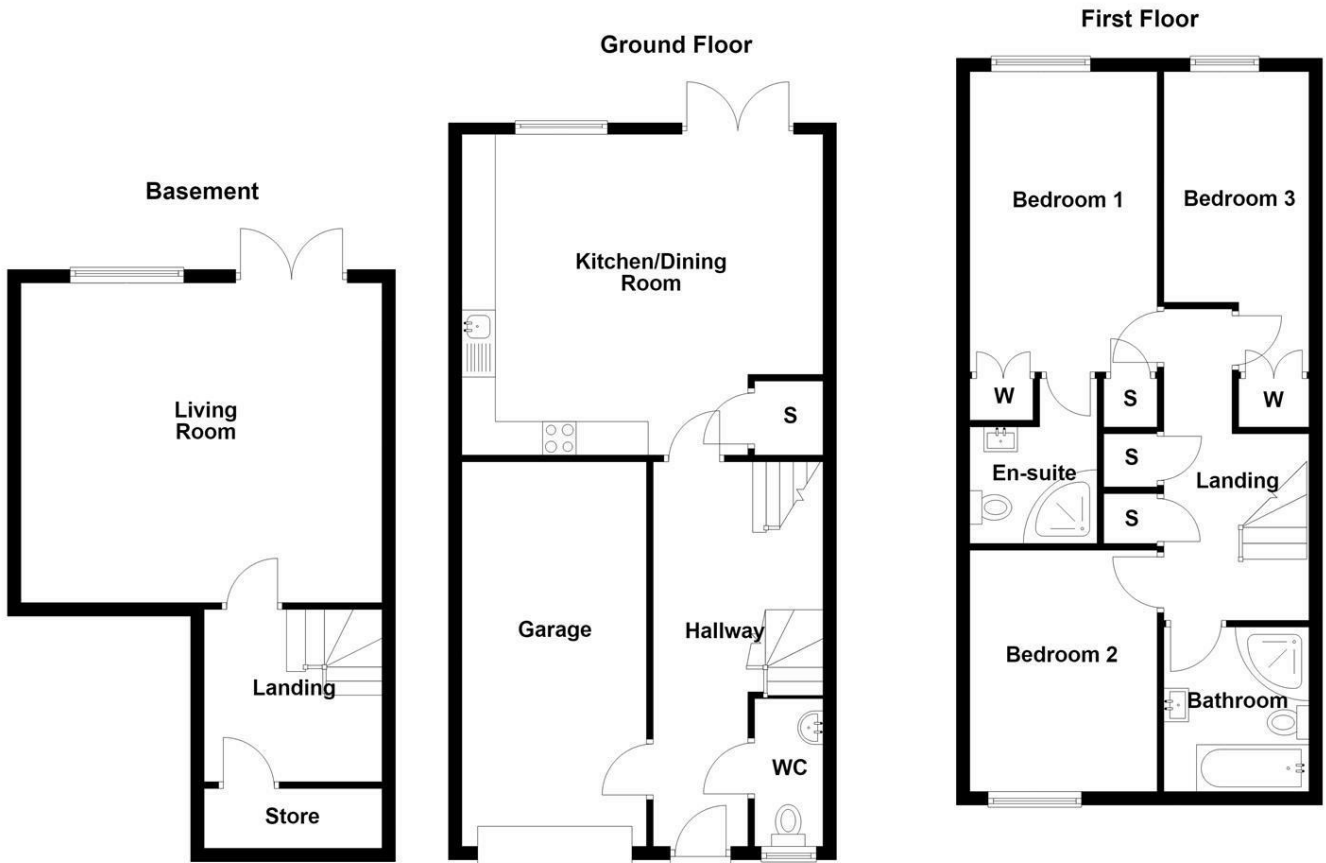
Freehold. Council Tax Band C.

Total Floor Area: 111 Square Meters / 1194 Square Foot.

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391



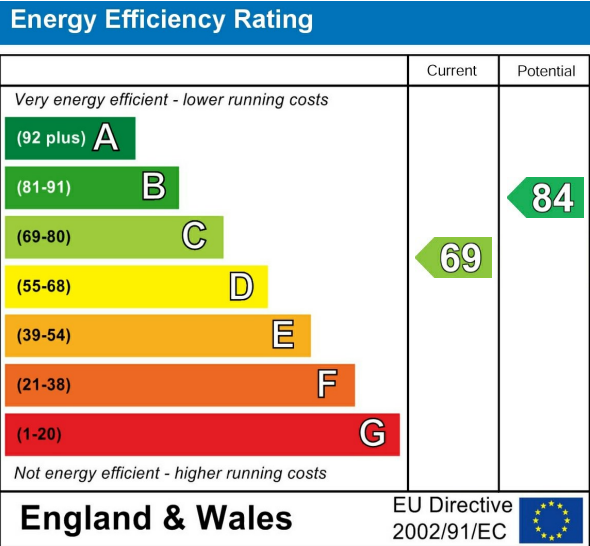
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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