



Plot 38 The Chester Centurion Street, Moulton Chapel, PE12 0FL

£345,000



- Detached Chalet Bungalow
- Two Bathrooms
- En-suite & Two Bathrooms
- Integrated Appliances*
- LVT flooring and Carpets*
- Study and Dining Room
- Village Location
- 10 Year Warranty

This uniquely designed detached chalet-style residence provides versatile living accommodation. The ground floor features an open-plan layout, seamlessly integrating a stylish kitchen, dining area, and living room that opens to the rear with a separate dining room to the front. Benefitting from the convenience of two bathrooms, one on each floor, with a study, and two spacious double bedrooms, one of which boasts an en-suite bathroom on the second floor.

Step into the hallway through the front entrance, where a staircase leads to the first floor. From the hallway, the doors open to the dining room at the front, a ground floor shower room, and onward to the utility room with convenient side access. Transitioning into the open-plan kitchen/living/dining room, showcasing integrated appliances and patio doors that lead-out to a spacious patio and garden area. To the first floor, you'll find a study, along with two additional double bedrooms, bedroom one benefitting from an en-suite, while a family bathroom caters to the needs of the household.

This property further features a detached single garage and ample parking on a private drive, ensuring both convenience and functionality.

Hallway

Entrance Hall with doors off to Kitchen Living room and stairs to first floor. Storage cupboard. LVT laminate flooring.

Kitchen, Living and Dining Room



Upvc window to rear aspect. Slab kitchen cabinets*. Stainless steel 1.5 bowl sink and mixer tap. Choice of colours and styles of 38mm Egger worktop and upstand. Integrated single oven, hob and extractor, fridge freezer, dishwasher and washing machine. Choice of colour LVT flooring.

Dining Room

Upvc patio doors to the rear access. Postland twist carpet or LVT.

Downstairs Bathroom

Upvc frosted window to front aspect. Wc and hand basin. Fully tiled shower cubicle. Glass and chrome shower screen. Chrome heated ladder to towel rails. LVT laminate flooring.

Utility Room

Upvc door to side aspect. Slab kitchen cabinets*. Stainless steel 1.5 bowl sink and mixer tap. Choice of colours and styles of 38mm Egger worktop and upstand. Choice of colour LVT flooring.

Landing

Bedroom One

Upvc window to rear elevation. Carpeted flooring. Door through to en-suite

En-suite

Upvc frosted window to side elevation. Fully tiled shower cubicle. Glass and chrome shower screen. Chrome heated ladder to towel rails. LVT laminate flooring.

Bedroom Two

Upvc window to rear elevation. Carpeted flooring.

Study

Upvc roof light. Carpeted flooring.

Bathroom

Upvc frosted window to side elevation. Contemporary white sanitary ware with chrome fittings. Fully tiled to shower over bath area, Glass and chrome shower screen over bath. LVT flooring

Exterior

Fully enclosed rear garden with generous patio area. Turfed gardens. Outside tap

Internal Finishes

White emulsion painted ceilings.
White satin paint to all woodwork.
Pre-Finished doors.
Polished or brushed steel ironmongery.
MDF skirting with matching architrave.

Heating

LPG gas fired combi boiler, heating via radiators. Temperature Zone control.

Radiator valves.

A communal LPG (liquefied petroleum gas) supply system for individual homes typically involves a centralised storage tank or cylinder that serves multiple residences. The LPG is stored in this communal tank and distributed via a network of underground pipes or surface-level pipework to each individual home.

Each home connected to this communal supply has its own meter to track usage. When a resident requires LPG for heating, cooking, or other purposes, they draw gas from this communal supply through their dedicated connection point.

This shared system offers convenience as the maintenance and refilling of the communal tank are managed collectively, often by a management company or a designated service provider. Residents typically pay for their usage based on individual meter readings or a shared cost allocation agreed upon by the community.

Electrical

Recessed LED white downlights to kitchen, bathroom and ensuite/s.

Pendant lights.

Ample sockets, 1 USB socket in kitchen.

CAT 5 points to lounge, stud and master bedroom.

Superfast broadband master socket.

Mains operated smoke and co2 alarm.

External

Traditional brick and block construction.

Concrete tiled roof.

Clay tiled roof.

UPVC double-glazed windows in Anthracite.

Multi-locking front and rear doors.

Electric roller garage door.

Garage lights and socket.

Front garden landscaped and turfed.

Rear garden turfed.

Patios and paths as per the plans.

Contemporary external lighting to front and rear of the house.

Garden tap.

Garden power supply.

Block paved and tarmac driveways.

Close boarded fence to all boundaries.

Services

LPG Gas (tank on site)

Mains electricity.

Anglian Water for water and drainage.

Super fast Fibre Optic Broadband.

*Subject to the construction schedule, you have the chance to personalise the property to suit your taste. You will have a range of options to choose from, including kitchen colors, flooring materials, internal doors and their hardware, skirting boards, architraves, and wall tiles.

For a reasonable additional fee, there are upgrade possibilities for the kitchen, encompassing style variations, countertop selections, and sink options, appliances, enhanced internal doors, upgraded hardware, and flooring choices.

*Whilst the above is Postland's intention, sometimes the specification may change. If this is the case, the Sales Manager will inform you.

Management Company

Belvoir Management company is the management company for this site. The annual estate charge would be £361.75 for the period 1 Dec 2024 to 30 Nov 2025 (pro-rata depending on completion date to 30 Nov 2025).

Property Postcode

For location purposes the postcode of this property is: PE12 0FL

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING:

COUNCIL TAX BAND: New Build to be Confirmed

MANAGEMENT COMPANY: YES

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

Please note: The plot dimensions, boundaries, footpaths, patios and driveways may differ from those on the site plan shown and are for illustration purposes only

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

