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Aspinal Road, Moulton, NN3 7DR

£600,000 Detached

5 3 3



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

A FIVE BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THE POPULAR VILLAGE OF MOULTON AND BUILT BY DAVID WILSON HOMES BENEFITING FROM GAS RADIATOR HEATING AND IS UNDER NHBC WARRANTY.

Features & Utilities

- ✓ No Onward Chain
- ✓ Five Double Bedrooms
- ✓ Large Family Home
- ✓ Three Reception Rooms
- ✓ Popular Location
- ✓ Off Road Parking
- ✓ Double Garage
- ✓ Built By David Wilson Homes
- ✓ Under NHBC Warranty

Property Overview

On the ground floor the property is entered via a composite front door into the entrance hall with feature panelled walls. There is a cloakroom, study, sitting room with wood panelled feature wall, dining room also with feature panelling and French doors to the rear garden. The kitchen / breakfast room also has French doors leading out onto the garden and is fitted with a range of units with built in appliances to include fridge / freezer, double oven and six ring gas hob with extractor hood over. There is also a utility room with access leading out onto the driveway.

Upstairs on the first floor, the principle bedroom has a dressing room and en-suite bathroom, there are two further bedrooms and a family bathroom. On the second floor are two more bedrooms and a Jack and Jill bathroom.

Outside, to the front is a lawned area with raised beds, double width driveway providing off road parking and a detached double garage. The rear garden is lawned with bedded borders and has a large decked seating area.

EPC Rating B. Council Tax Band G.

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MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band G

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating, Gas Heating

Parking – Driveway, Garage, Double Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

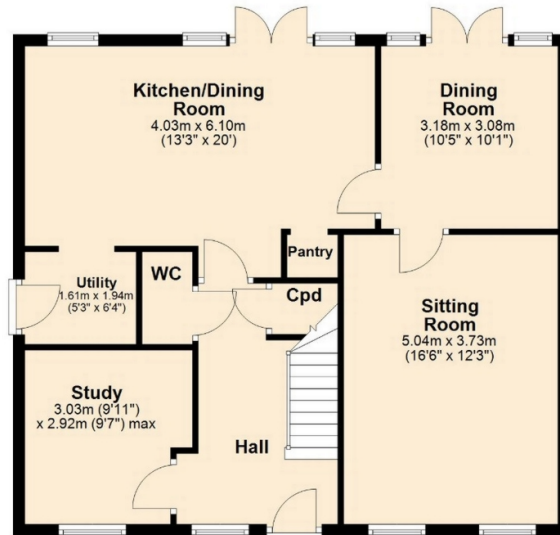
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

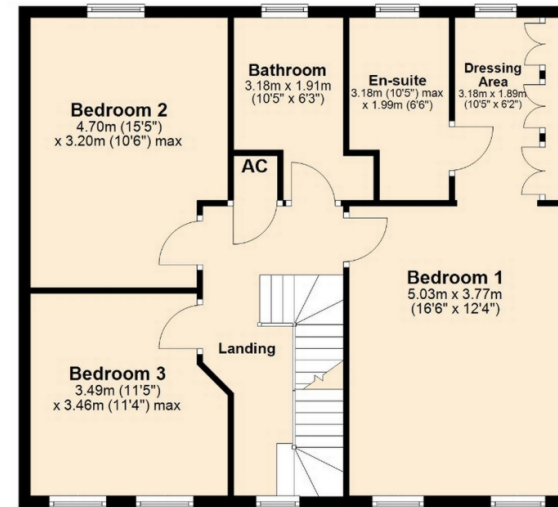
Ground Floor

Approx. 77.2 sq. metres (831.0 sq. feet)



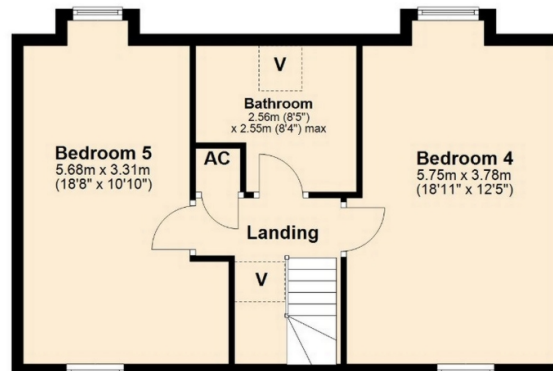
First Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



Second Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Total area: approx. 217.5 sq. metres (2341.6 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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