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# Church Street, Moulton, NN3 7SP

£580,000 Detached

4 2 3



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



## Property Summary

Centrally located within Moulton yet on a uniquely elevated private and quiet plot with views onto the Churchis Barnmore, a deceptive four bedroom detached family home.

## Features & Utilities

- ✓ Quiet Elevated Position
- ✓ Central Village Location
- ✓ Four Bedroom House
- ✓ Ample Living Space
- ✓ Private Southerly Facing Garden
- ✓ Secluded Terrace With Church Views
- ✓ Off Road Parking
- ✓ Garage
- ✓ Separate Study
- ✓ Primary & Secondary Schooling Within Walking Distance

# Property Overview

Centrally located within Moulton yet on a uniquely elevated private and quiet plot with views onto the Church is Barmore, a deceptive four bedroom detached family home.

The ground floor has been extended and offers great space with its separate study, cloakroom, large sitting room with bay window and French doors onto a secluded sun terrace. Double doors lead into the dining room beyond which is the conservatory and modern kitchen / breakfast room. The kitchen is fitted with oak units and has a freestanding range cooker, dishwasher, fitted quartz topped breakfast bar and a door leading to a large utility room.

Upstairs has also been extended and has four bedrooms, the principal bedroom has a dressing area at the entrance with fitted wardrobes and a large window which overlooks the front with Church views. There is also an en-suite shower room. Bedroom two is a large dual aspect room with fitted wardrobes, bedroom three is another double also with fitted wardrobes and the fourth bedroom is a generous single. The family bathroom has a four piece suite including a separate shower and freestanding bath.

Outside to the front is a driveway for two cars beyond which is a single garage and steps that lead you to a private lawned garden looking straight onto the Church. To the rear is a southerly facing and landscaped garden with paved patio, lawned areas and open summer house. To the side is a secluded paved patio with stunning Church views.

EPC Rating TBC. Council Tax Band F.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

### STUDY

### SITTING ROOM

DINING ROOM

CONSERVATORY

KITCHEN / BREAKFAST ROOM

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM ONE (EN-SUITE)

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

#### MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band F  
EPC Rating – Ask Agent  
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  
Parking – Off-street  
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

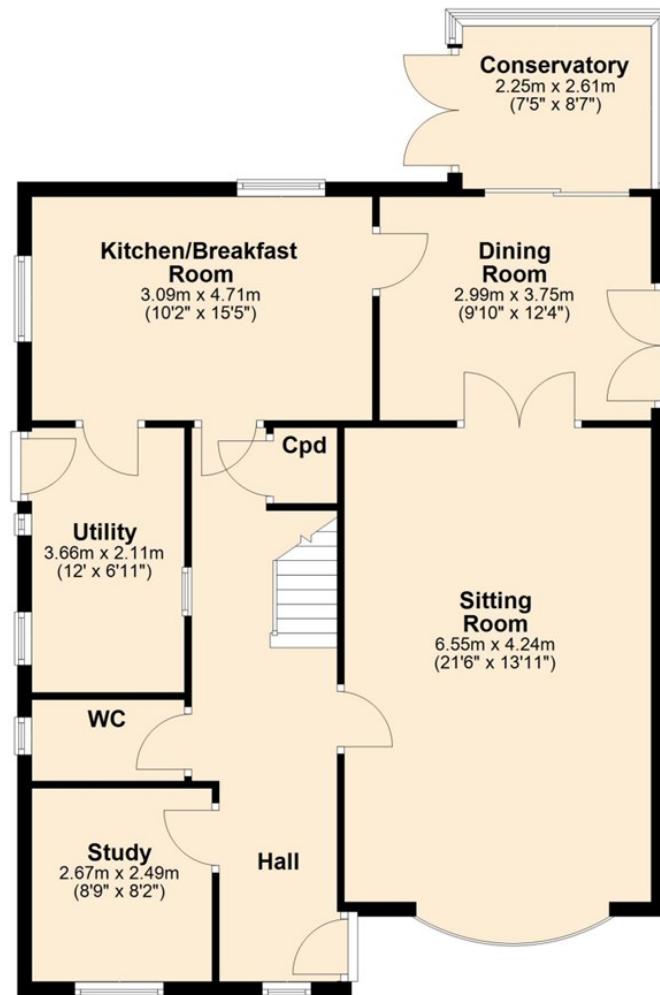
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himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

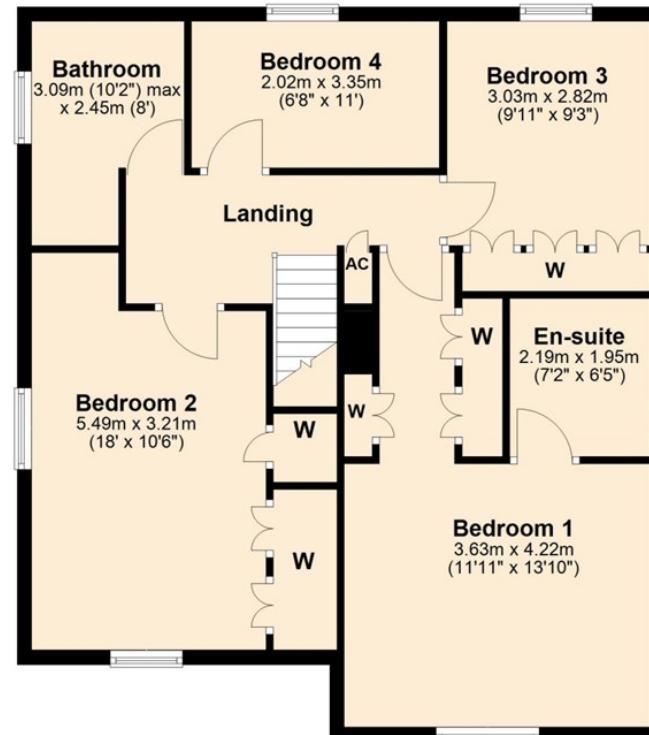
## Ground Floor

Approx. 94.1 sq. metres (1013.4 sq. feet)



## First Floor

Approx. 78.8 sq. metres (848.6 sq. feet)



Total area: approx. 173.0 sq. metres (1862.0 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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