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# East Leys Court, Moulton, NN3 7TX

£429,950 Detached

4 2 2

Google 4.8 ★★★★★  
Customer Reviews

Department: Sales

Tenure: Freehold



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# Property Summary

Situated in a sought after village cul-de-sac location, this beautifully modernised four bedroom detached family home offers spacious and versatile living throughout, with stunning open fields adjacent to the property providing a semi rural feel.

The accommodation has been thoughtfully updated by the current owners and briefly comprises welcoming entrance hall, a stylish open plan kitchen/diner ideal for modern family living and entertaining, a bright and airy sun room with French doors opening onto the garden currently being used as a gym, utility room, and a contemporary downstairs shower room.

The converted garage is now a utility room and shower room. The second reception room with study area provides additional flexible living space and could be utilised as a home office, playroom or gym depending on individual requirements.

To the first floor are four well proportioned bedrooms and a modern family bathroom, making the property perfectly suited for growing families.

Externally, the property benefits from off road parking and a private rear garden featuring two separate patio seating areas and a lawned garden, creating the perfect space for outdoor entertaining and family enjoyment. Open fields adjacent to the property further enhance the attractive setting and sense of privacy.

Located within a quiet and popular cul-de-sac in the heart of the village, the property offers excellent access to local amenities, schools, and transport links while enjoying a peaceful residential position.

EPC Rating: TBC. Council Tax Band: D.





# Floorplan



## Agents Notes

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## 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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