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Moorbridge Road, Moulton, NN3 7AA

£315,000 End of Terrace

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Located in the highly regarded Redrow built Carey Fields Development in Moulton is this beautifully kept, spacious three bedroom end of terrace property.

Features & Utilities

- ✓ Popular Carey Fields Development
- ✓ Modern Three Bedroom Home
- ✓ Well Presented
- ✓ En-Suite To Master
- ✓ Kitchen/Dining Room
- ✓ Driveway Parking

Property Overview

Located in the highly regarded Redrow built Carey Fields Development in Moulton is this beautifully kept, spacious three bedroom end of terrace property. The accommodation comprises entrance hall, downstairs WC, lounge and modern fitted kitchen/diner. First floor landing to three bedrooms, the master benefitting from access to an en-suite shower room and the family bathroom. Outside there are front and rear gardens and off road parking for two cars. EPC Rating: B. Council Tax Band: C

HALLWAY

Composite entrance door. Staircase rising to first floor landing with cupboard below. Utility cupboard. Radiator. Doors to:

WC

Double glazed obscure window to front elevation. Radiator. Two piece suite comprising WC and wash hand basin with stainless steel mixer tap. Tiling to splash back areas.

KITCHEN/DINING ROOM 4.62m x 2.46m (15'2 x 8'1)

uPVC double glazed window to front elevation. Spotlights to ceiling. Contemporary range of wall and base units with granite effect work surfaces over. One and a half bowl sink and drainer with stainless steel mixer tap. Integrated fridge, freezer, microwave, dishwasher and electric oven. Four ring gas hob with extractor over. Complimentary tiling to splash back areas.

LOUNGE 3.40m x 4.64m (11'2 x 15'3)

uPVC double glazed French doors to rear garden. Radiator.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Access to loft space via pull down ladder (the vendor informs us that the loft has been partially boarded). Radiator. Doors to:

BEDROOM ONE 3.34m x 2.58m (10'11 x 8'5)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes. Door to:

EN-SUITE

Heated towel rail. Suite comprising WC, wash hand basin with stainless steel mixer tap and shower cubicle with stainless steel shower head. Tiling to splash back areas.

BEDROOM TWO 2.99m x 2.46m (9'10 x 8'1)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 2.66m x 1.98m (8'9 x 6'6)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC obscure double glazed window to front elevation. Wall mounted heated towel rail. Suite comprising WC, wash hand basin with stainless steel mixer tap and panelled bath with stainless steel shower head. Complimentary tiling to splash back areas.

OUTSIDE

FRONT GARDEN

A generous driveway offers off road parking for several vehicles. A small low maintenance lawned area and shrubbed border provides the property an attractive frontage.

REAR GARDEN

Mainly laid yo lawn is this low maintenance rear garden offering a good degree of privacy. The current owners have extended to create two welcoming patio areas for entertaining. The garden is bordered with sleepers for planting and hosts a newly built timber shed for storage. For convenience, the current owners have installed an outside tap and plug sockets. There is side access via a timber gate.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

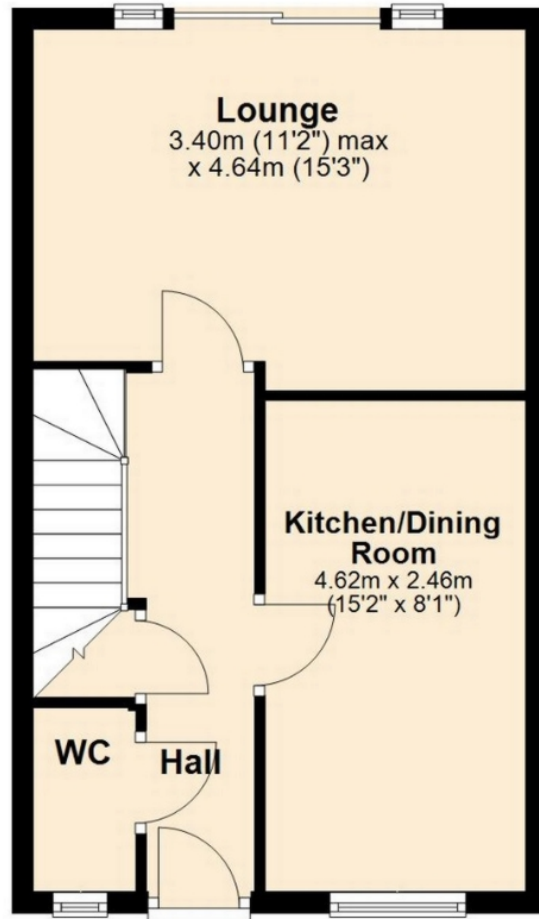
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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

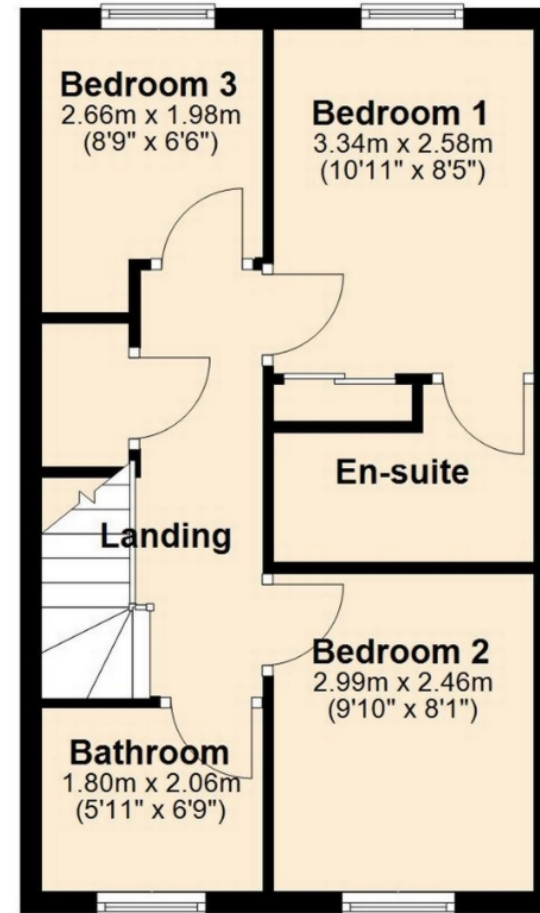
Ground Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 75.5 sq. metres (812.3 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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