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# Stanton Close, Moulton, NN3 7BZ

£250,000 Semi-Detached

2 1 1



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Department: Sales

Tenure: Freehold

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## Property Summary

Located on a small modern development within the ever popular village of Moulton is this ideal starter home or buy to let investment. The property has only had one owner and is still covered by the warranties and guaranties offered with a new build.

## Features & Utilities

- ✓ Open Plan Living Accommodation
- ✓ Ground Floor WC
- ✓ Immaculate Condition
- ✓ Integrated Appliances
- ✓ Two Double Bedrooms
- ✓ Driveway



# Property Overview

Located on a small modern development within the ever popular village of Moulton is this ideal starter home or buy to let investment. The property has only had one owner and is still covered by the warranties and guaranties offered with a new build. The accommodation is set over two floors and comprises entrance hall with access to cloakroom WC and door to a lovely, contemporary open plan living, dining kitchen creating a real sociable fresh space. On the first floor are two double bedrooms and a bathroom. Outside there is a driveway providing off road parking for two cars and an enclosed lawned rear garden. EPC: B. Council Tax Band: C

## **OPEN PLAN LIVING ROOM 5.08m x 2.64m (16'8" x 8'8")**

UPVC double glazed window to front elevation. Radiator. Wooden floor. Television point. Door to cloakroom. Stairs rising to first floor landing. UPVC double glazed window to side elevation. Opening to:

## **KITCHEN/DINING ROOM 3.12m x 3.91m (10'3" x 12'10")**

Fitted kitchen to include Siemens fridge/freezer and dishwasher and Siemens cooker and induction hob with extractor hood over. Plumbing for washing machine. One and a half bowl sink and drainer unit with mixer tap over. UPVC double glazed window to rear elevation. Recessed spotlights to kitchen. UPVC double glazed door to rear garden. Cupboard housing Ideal combination boiler. Radiator. Recessed spotlights to ceiling.

## **CLOAKROOM**

WC and wall mounted wash hand basin with mixer tap over. Tiled floor. Radiator.

## **FIRST FLOOR LANDING**

Access to loft space. Radiator. Doors to connecting rooms.

## **BEDROOM ONE 3.12m x 3.91m (10'3" x 12'10")**

Two UPVC double glazed window to rear elevation. Radiator. Storage cupboard.

## **BEDROOM TWO 2.29m x 3.91m (7'6" x 12'10")**

Two UPVC double glazed window to front elevation. Radiator.

### **BATHROOM 2.08m x 1.75m (6'10" x 5'9")**

Obscure UPVC double glazed window to side elevation. Heated towel rail. Fitted with a white suite comprising of panelled bath with shower over and glass splash screen, wall mounted wash hand basin and mixer tap over, and WC. Recessed spotlights to ceiling. Tiling to splash back areas and floor.

### **OUTSIDE**

#### **FRONT GARDEN**

Lawned frontage, with path to front door. Driveway providing off road parking.

#### **REAR GARDEN**

Paved patio leading directly from the property, with the remainder being laid to lawn. Fully enclosed with gated side access. External tap and lighting.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

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

Parking – Parking, Driveway

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

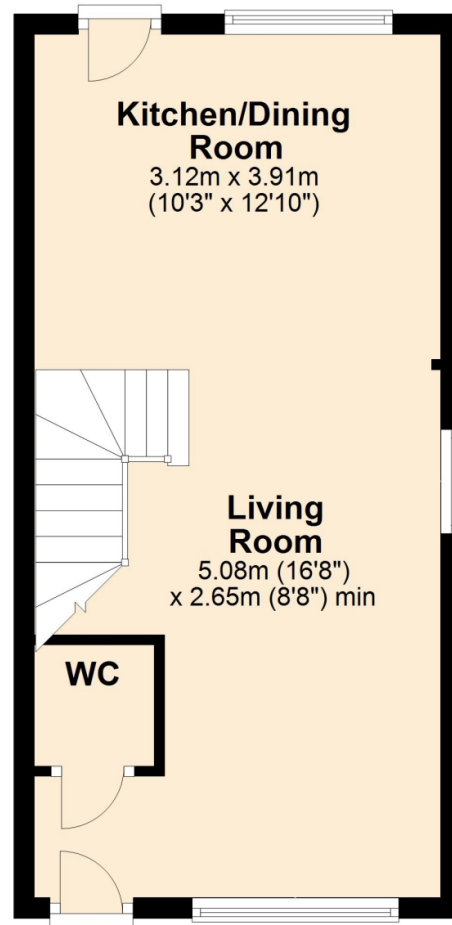
### AGENTS NOTES

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

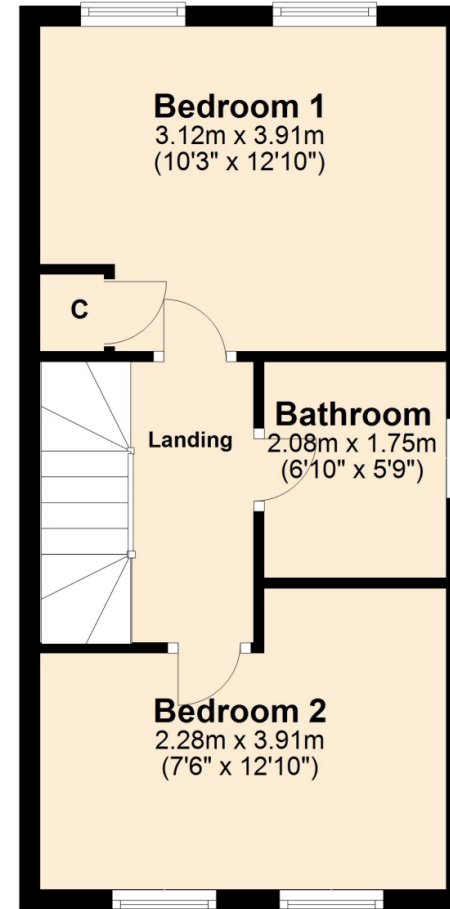
## Ground Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



## First Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 63.8 sq. metres (686.3 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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