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# Thorpeville, Moulton, NN3 7TS

£725,000 Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

HEAVILY IMPROVED AND EXTENDED IS THIS DECEPTIVE AND IMPECCABLY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME ON THE EDGE OF THE EVER POPULAR MOULTON VILLAGE.

## Features & Utilities

- ✓ Impeccably Presented Family Home
- ✓ Modern Interiors Throughout
- ✓ Heavily Extended
- ✓ Five Bedrooms
- ✓ Two En-Suites & Two Bathrooms
- ✓ Converted Cellar
- ✓ Large Private & Landscaped Garden
- ✓ Off Road Parking
- ✓ Garage
- ✓ Popular Location

# Property Overview

The ground floor offers great scope for entertaining. When entering through the front door you are welcomed by a large and airy hallway which leads onto a bright dining room with bay window and an expansive seven meter long sitting room with bi-fold doors opening onto the large patio area. The superbly modern kitchen comes with quartz worktops and high quality fitted appliances. There is also a utility room and a stunning shower room. Stairs from the prep kitchen leads down to a converted cellar currently being used as a playroom with storage.

The split-level landing on the first floor provides access to five double bedrooms. The principal bedroom boasts a Juliet balcony overlooking the rear garden, walk in wardrobe and an en-suite. Bedroom two offers a dressing area and another en-suite shower room. There is a large airing cupboard and a stunning family bathroom.

Outside to the front is a lawned garden, block paved driveway and a single garage. The rear garden is large, private and complete with an expansive paved patio area with covered barbeque area beyond which is a long lawned area which has a large shed at the end. Through out the garden there are a multitude of bedded plants, shrubs and trees.

EPC Rating C. Council Tax Band E.

## DRAFT DETAILS

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

## GROUND FLOOR

### ENTRANCE HALL

### SITTING ROOM

### DINING ROOM

### KITCHEN

PREP KITCHEN

UTILITY ROOM

SHOWER ROOM

CELLAR

FIRST FLOOR

BEDROOM ONE

ENSUITE

BEDROOM TWO

ENSUITE

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE



## REAR GARDEN

### MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – C

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 – Parking, Off-street, Driveway, 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

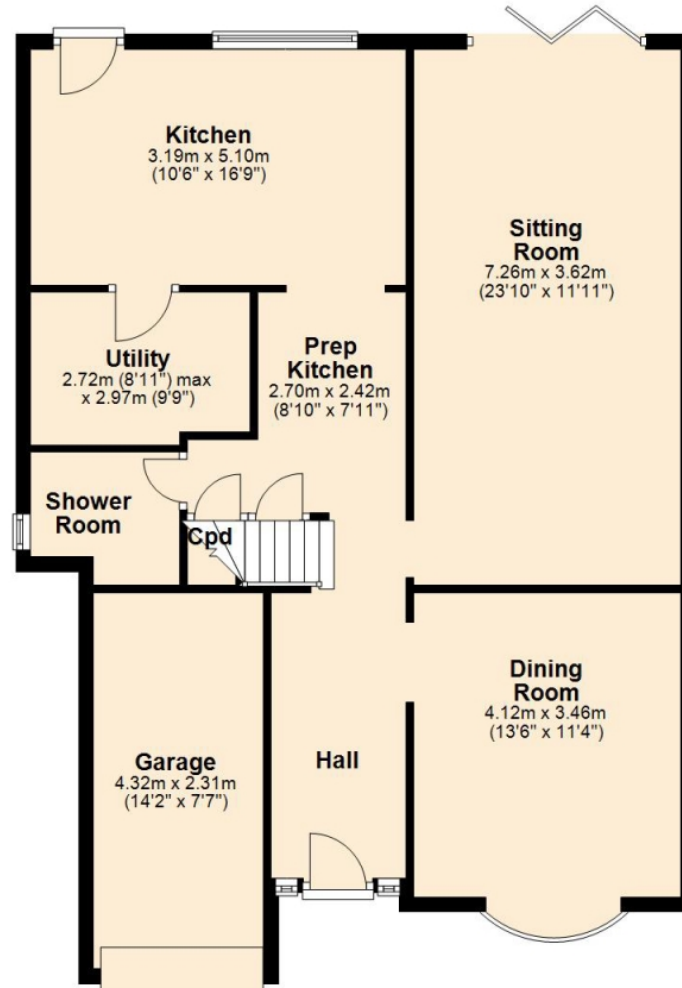
## AGENTS NOTES

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.

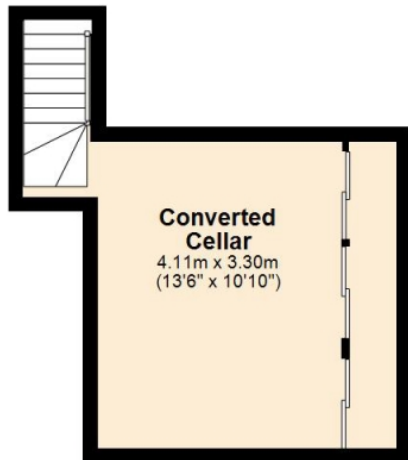


# Floorplan

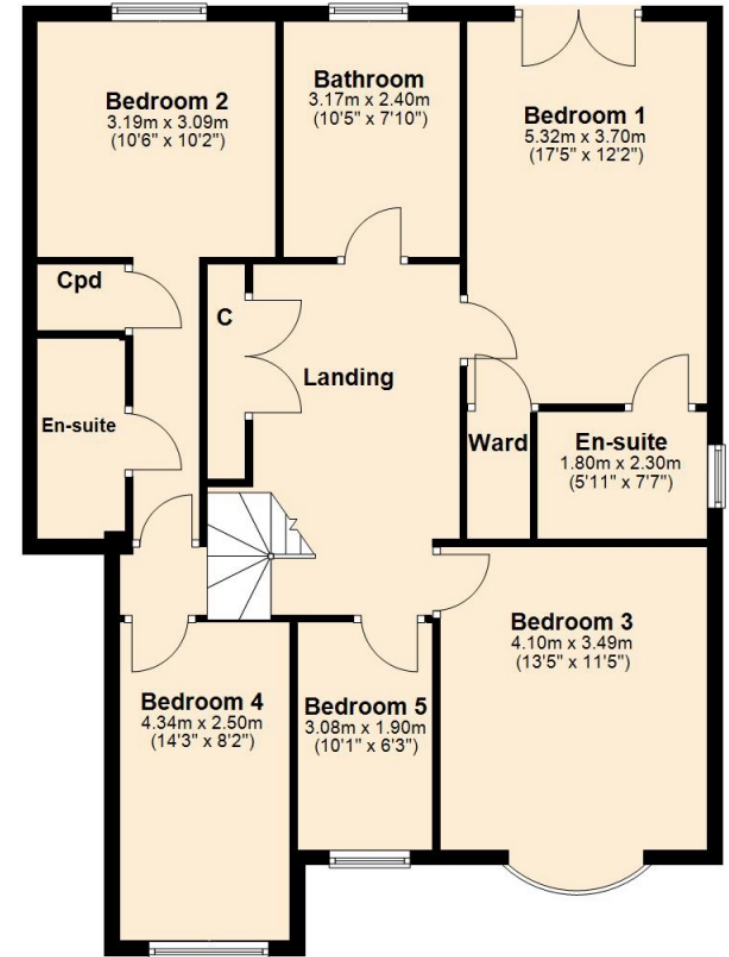
Ground Floor



Basement



First Floor



Total area: approx. 221.8 sq. metres (2387.4 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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