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# Willow Tree Way, Moulton, NN3 7BW

£475,000 - Offers in Excess of Detached

 4  2  2



**Platinum Trusted  
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Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold



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## Property Summary

This stunning four bedroom detached home built by David Wilson Homes.

## Features & Utilities

- ✓ David Wilson Home
- ✓ Bay Fronted
- ✓ Study
- ✓ Refitted Kitchen
- ✓ Four Double Bedrooms
- ✓ Dressing Area to Bedroom One with Built in Wardrobes
- ✓ Stylishly presented
- ✓ Popular Village Location
- ✓ Great Family Home
- ✓ Must See

# Property Overview

Jackson Grundy are delighted to bring to the market this stunning four bedroom detached home built by David Wilson Homes. The Avondale is a spacious family home offering accommodation comprising: entrance hall, kitchen/dining room which has been recently refitted, utility room, study, lounge with windows to three elevations flooding it with natural light and a WC, complete the ground floor. The first floor benefits from four double bedrooms and a family bathroom, with the primary bedroom boasting a dressing area, range of fitted wardrobes and en-suite shower room. There is also refitted flooring throughout. Externally the front of the property has parking for two vehicles leading to the single garage. To the rear there is an enclosed, southerly facing, landscaped garden with choice of patio seating areas. This rarely available design is a must see. Please call today to arrange an internal inspection. EPC Rating: B. Council Tax Band: F.

## ENTRANCE HALL

Entry via part glazed composite front door. Radiator. Stairs rising to first floor. Storage cupboard. Doors to:

## WC

Obscured double glazed window to side elevation. Radiator. Low level WC. Pedestal wash hand basin. Tiling to splashbacks.

## STUDY 2.87m x 2.36m (9'5" x 7'9")

Double glazed window to front elevation. Radiator. Telephone point.

## LOUNGE 4.89m x 3.56m (16'1" x 11'8")

Double glazed window to rear elevation. Double glazed window to side aspect. French doors to garden. Radiator. Sizeable triple aspect lounge. Television point.

## KITCHEN/DINING ROOM 6.66m x 3.83m (21'10" x 12'7")

Double glazed window to rear elevation. Double glazed bay window to front elevation. Open plan kitchen with dedicated dining area. The kitchen area has been refitted with a range of wall mounted and base units with work surfaces over. Six gas burner hob with extractor over. Built in double oven. One and a half sink and drainer with mixer tap over. Tiling to splashbacks. Integrated fridge freezer. Integrated dishwasher. Cupboard housing wall mounted boiler. Space for family dining table and chairs. Door to utility room.

### **UTILITY ROOM 2.07m x 1.70m (6'10" x 5'7")**

Fitted with a base unit and work surface over. composite sink and drainer with tap over. Space and plumbing for washing machine. Space for dryer. Double glazed door to garden.

### **FIRST FLOOR LANDING**

Loft access. Door to airing cupboard. Doors to:

### **BEDROOM ONE 2.83m x 3.59m (9'3" x 11'9")**

Two double glazed windows to side elevation. Radiator. Television point. Built in wardrobes. Door to en-suite.

### **EN-SUITE 2.13m x 1.41m (6'12" x 4'8")**

Obscured double glazed window to side elevation. Fitted with a three piece suite comprising a double walk in shower cubicle with mains shower over, pedestal wash hand basin and low level WC. Heated towel radiator.

### **BEDROOM TWO 2.79m x 5.23m (9'2" x 17'2")**

Two double glazed windows to front elevation. Radiator. Built in storage cupboard.

### **BEDROOM THREE 3.27m x 2.87m (10'9" x 9'5")**

Double glazed window to rear elevation. Radiator.

### **BEDROOM FOUR 3.84m x 2.40m (12'7" x 7'10")**

Double glazed window to front elevation. Double glazed window to side aspect. Radiator. Built in storage cupboard.

### **FAMILY BATHROOM**

Obscured double glazed window to rear elevation. Fitted with a four-piece suite comprising of a double walk in shower cubicle with mains shower over, panel bath with tap over, pedestal wash hand basin, low level WC, tiling to splashbacks, heated towel radiator.

### **OUTSIDE**

### **FRONT**



Pathway leading to front door. Shrub borders.

## **GARAGE**

Single garage with up and over door. Power and light connected.

## **REAR**

Mainly laid to lawn with patio area. Additional raised patio area for family outdoor seating. Enclosed with timber fencing. External water tap. Gate to side providing access to garage and off road parking.

## **DRAFT DETAILS**

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

## **MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

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 – Single 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

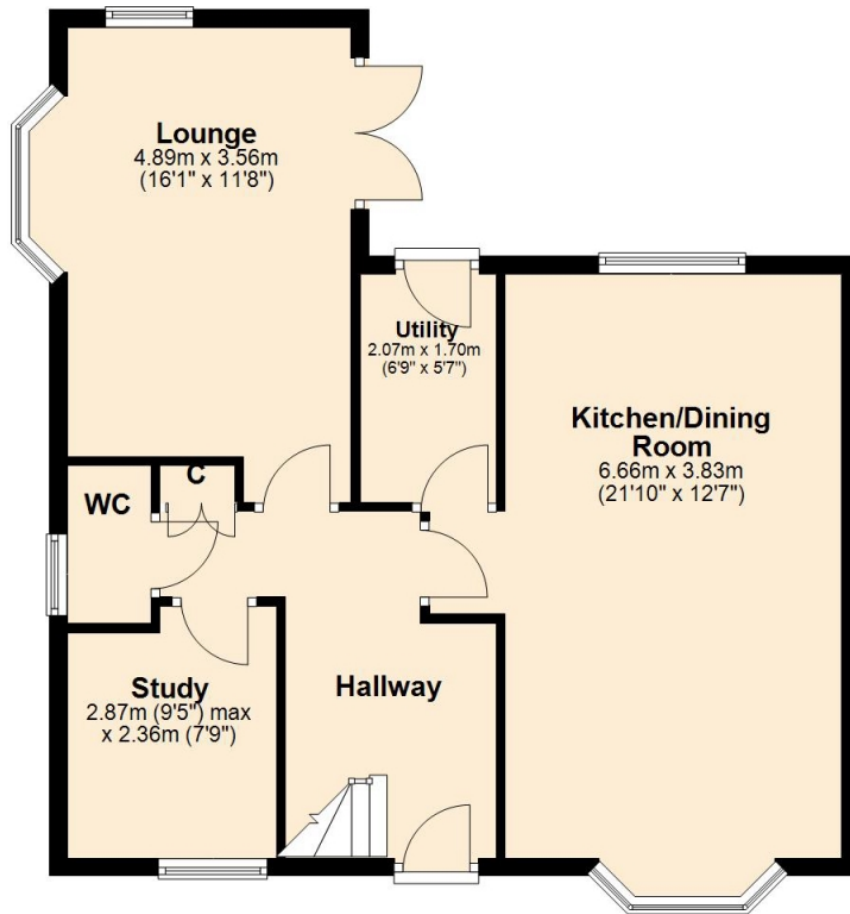
### AGENTS NOTES

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.

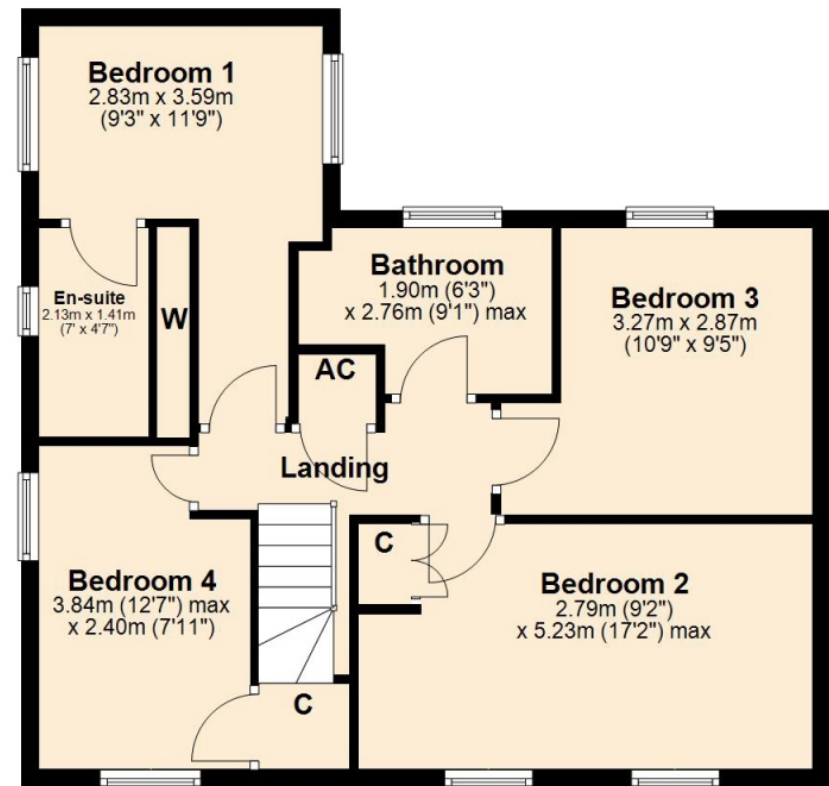


# Floorplan

## Ground Floor



## First Floor



Total area: approx. 133.2 sq. metres (1433.6 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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