



28 Moorhen Way

Packmoor, ST7 4GY

Price £290,000



Carters are delighted to present this beautifully extended and meticulously presented detached executive property, perfectly situated on a peaceful cul-de-sac.

Step inside to a stylish living room featuring a cozy fireplace, flowing seamlessly into a spacious and contemporary kitchen-living-dining area, offering abundant room for modern family living. A convenient utility room completes the ground floor accommodation.

Upstairs, there are three generously sized bedrooms, with en suite shower rooms to both the master and second bedrooms, plus a family bathroom.

Externally, the property benefits from a driveway to the front providing off-road parking for three vehicles. To the rear, a landscaped, low-maintenance garden awaits, featuring a porcelain-tiled patio, artificial lawn, raised railway sleeper flower beds, and a hot tub under a pergola—perfect for relaxing or entertaining.

This property is truly turn-key ready and a must-see for anyone seeking a stylish, family-friendly home in a superb location.

28 Moorhen Way

Packmoor, ST7 4GY

Price £290,000



Entrance Hall

Composite double glazed entrance door to the front elevation.

Coving to ceiling. Panel Radiator. Laminate flooring. Stairs to the first floor.

W/C

UPVC double glazed window to the front elevation.

Low level W/C. Wall mounted wash hand basin. Radiator. Laminate flooring. Feature paneling.

Lounge

13'5 x 11'11 (4.09m x 3.63m)
UPVC double glazed box bay window to the front elevation.

Coving to ceiling. Electric fire. Radiator. Television point. Laminate flooring. Double doors to the dining area.

Kitchen Area

16'6 x 9'11 (5.03m x 3.02m)
UPVC double glazed entrance door to the side elevation. UPVC double glazed windows to the rear and side elevations.

Luxurious fitted kitchen with a range of wall, base and drawer units. Solid wood butcher block work surfaces. Built in breakfast bar with pendant lighting over. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Four ring electric hob. Built in extractor fan. Integrated dishwasher. Recessed

ceiling down lighters. Under stairs storage cupboard. Radiator. LVT flooring in a herringbone finish.

Dining Area

11'8 x 7'9 (3.56m x 2.36m)
Recessed ceiling down lighters. Radiator. LVT flooring in a herringbone finish.

Family Area

14'7 x 11'5 (4.45m x 3.48m)
UPVC double glazed french doors to the rear elevation. UPVC double glazed windows to the side and rear elevations. Recessed ceiling down lighters. Radiator. LVT flooring in a herringbone finish.

Utility Room

7'4 x 6'6 (2.24m x 1.98m)
UPVC double glazed entrance door to the garage. Matching wall and base units. Laminate work surfaces. Space and plumbing for a washing machine. Space for a fridge freezer.

Stairs and landing

Loft access. Coving to the ceiling. Airing cupboard.

Bedroom One

10'3 x 9'2 (3.12m x 2.79m)
UPVC double glazed window to the front elevation. Recessed ceiling down lighters. Built in wardrobes. Radiator.

En Suite

UPVC double glazed window to the front elevation.

Three piece fitted suite comprising of a shower enclosure with a wall mounted shower, vanity wash hand basin and a recessed W/C. Extractor fan. Partially tiled walls. Panel radiator. Fitted shelving. Vinyl flooring.

Bedroom Two

14'5 x 7'5 (4.39m x 2.26m)
UPVC double glazed window to the front and side elevations.

Recessed ceiling down lighters. Radiator.

En Suite

Double glazed Velux window to the rear elevation.

Three piece fitted suite comprising of a shower enclosure with a wall mounted shower, pedestal wash hand basin and low level W/C. Recessed ceiling down lighters. Partially tiled walls. Built in storage cupboard. Vinyl flooring.

Bedroom Three

8'6 x 8'5 (2.59m x 2.57m)
UPVC double glazed window to the rear elevation.

Built in wardrobe. Radiator.

Bathroom

UPVC double glazed window to the rear elevation.

Three piece fitted suite comprising of a panel bath, pedestal wash hand basin and a low level w.c. Extractor fan. Radiator. Partially tiled walls. Vinyl flooring.

Garage

9'5 x 7'6 (2.87m x 2.29m)
UPVC double glazed entrance door to the rear elevation leading to the utility room. Electric roller door to the front elevation. Power and lighting.

Exterior

To the front of the property is a block-paved driveway providing off-road parking for up to three vehicles. To the rear, an attractive porcelain-tiled patio leads to a low-maintenance artificial lawn with raised sleeper flower beds. A pergola with a hot tub beneath creates an ideal outdoor entertaining space. Further benefits include a log store, garden shed, and gated side access.

Additional Information

Freehold.

Council Tax Band C.

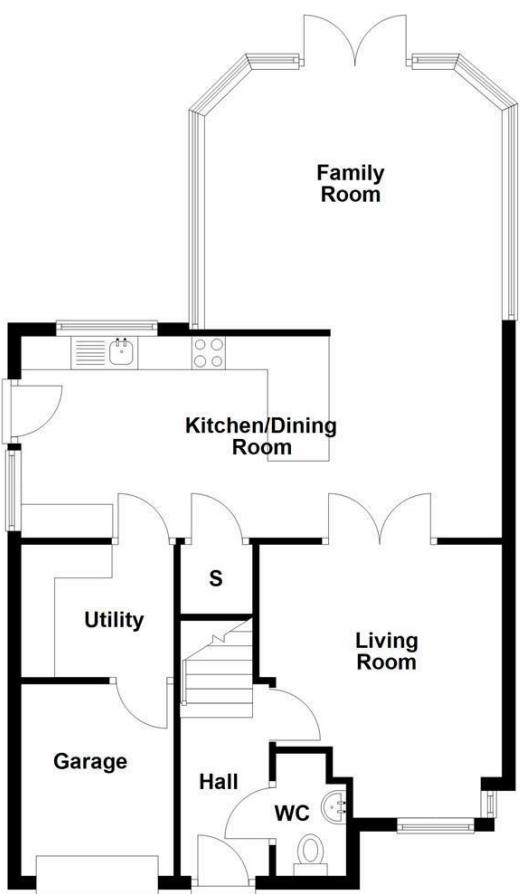
PROPERTY SIZE: APPROX TBC square feet / TBC square metres.

Disclaimer

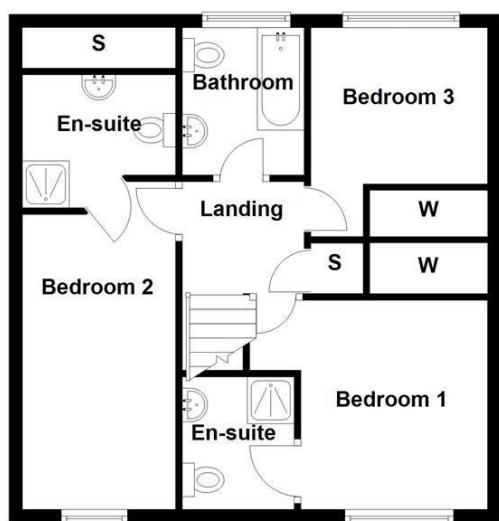
Although we try to ensure accuracy, these details are set out for guidance

purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.