



## 20 Moorhen Way

Packmoor, ST7 4GY

Price £260,000



Here at Carters, we are delighted to present this exceptional three-bedroom end townhouse, an immaculately maintained and beautifully appointed home complete with a private driveway, landscaped rear garden and bespoke summer house. Finished to an outstanding standard throughout, this 'showhome-ready' property offers stylish and versatile accommodation ideally suited to first-time buyers, young families or those seeking a home ready to enjoy from the moment they move in.

The accommodation is thoughtfully arranged over three floors. Upon entering the property, a welcoming entrance hall provides access to a convenient ground floor WC. To the front elevation sits a contemporary, well-appointed kitchen, fitted with modern units and finishes, while to the rear there is a spacious, larger-than-average living room. This impressive reception space enjoys an abundance of natural light and features French doors opening onto the rear garden, creating an ideal setting for both everyday living and entertaining.

To the first floor are two generously proportioned bedrooms, each benefitting from built-in wardrobes, along with a stylish family bathroom appointed with quality fixtures and fittings. The second floor is dedicated entirely to the principal bedroom suite, creating a luxurious and private retreat. This expansive space offers a boutique-style feel and incorporates a designated dressing area with additional storage and fitted wardrobes, together with access to a particularly spacious ensuite shower room.

Externally, the rear garden has been beautifully landscaped to provide a low-maintenance yet highly attractive outdoor environment, offering privacy and year-round enjoyment. A notable feature is the superb summer house, perfectly designed for entertaining family and friends during the warmer months. To the front, the property further benefits from a private driveway providing off-road parking.

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## Entrance Hall

Composite double glazed entrance door to the front elevation. Access to the stairs. Coving to ceiling. Tiled flooring.

## Living Room

15'03 x 14'08 (4.65m x 4.47m)  
UPVC double glazed window and French doors to the rear elevation.  
Electric fireplace with marble surround and hearth. Two radiators. Coving to the ceiling. Laminate flooring. TV point. Under stair storage cupboard.

## Kitchen

10'08 x 7'08 (3.25m x 2.34m)  
UPVC double glazed window to the front elevation.  
A beautiful range of wall, drawer and base units. Quartz work surfaces. Belfast sink and mixer tap. Belling Range style oven having two ovens and a grill, and a five ring gas hob (by separate negotiation). Built in extractor hood. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Radiator, Tiled flooring.

## WC

UPVC double glazed window to side elevation. Low level WC and pedestal wash basin. Radiator. Tiled floor.

## First Floor Landing

UPVC double glazed window to the side elevation. Storage cupboard.

## Bedroom Two

14'09 x 10' (4.50m x 3.05m)  
Two UPVC double glazed windows to the rear elevation. Built in double wardrobes. Radiator. TV point.

## Bedroom Three

11' x 7'08 (3.35m x 2.34m)  
UPVC double glazed window to the front elevation. Built in wardrobe. Radiator.

## Family Bathroom

UPVC double glazed window to the front elevation. A white suite comprising of a panel bath, a low level WC and a pedestal wash basin. Partially tiled walls. Radiator. Extractor fan. Laminate flooring.

## Second Floor Landing

UPVC double glazed window to the side elevation.

## Bedroom One

14'07 x 11' (4.45m x 3.35m)  
UPVC double glazed window to the front elevation. Radiator. TV point. Designated dressing area with a built in storage cupboard and double wardrobe. Recessed ceiling downlighters. Ensuite off. Access to loft space.

## Ensuite

UPVC double glazed window to the rear elevation. An oversized shower enclosure with fully tiled walls. Low level WC and pedestal wash basin. Partially tiled walls. Shaver point. Radiator. Laminate flooring. Recessed ceiling downlighters.

## Outside Summer House

15'02 x 7'09 (4.62m x 2.36m)  
UPVC double glazed window and patio doors.  
Space for a tumble dryer and a fridge. TV point. Vinyl flooring. Recessed ceiling downlighters. Feature wall lights. Electric heating. Power and lighting.

## Exterior

A spacious tarmac driveway provides ample off-road parking for three or more vehicles and leads to gated access to the rear garden.

To the rear, you'll find a beautifully maintained, private landscaped garden featuring two paved patio areas and a low-maintenance astroturf lawn, all framed by raised flower beds and mature shrubbery. The former garage has been fully renovated and transformed into a stylish

outdoor summer house — perfect for relaxing or entertaining long into the summer evenings.

## Additional Information

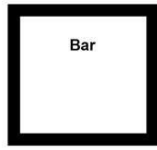
Freehold. Council Tax Band C.

Total Floor Area: 1151 Square Foot / 107 Square Meters.

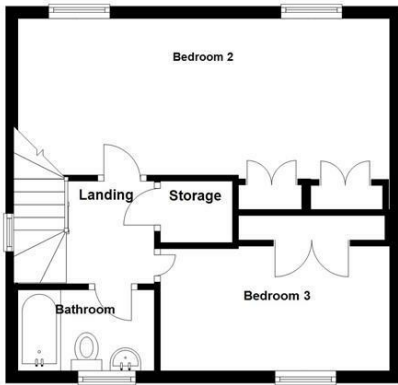
## Disclaimer

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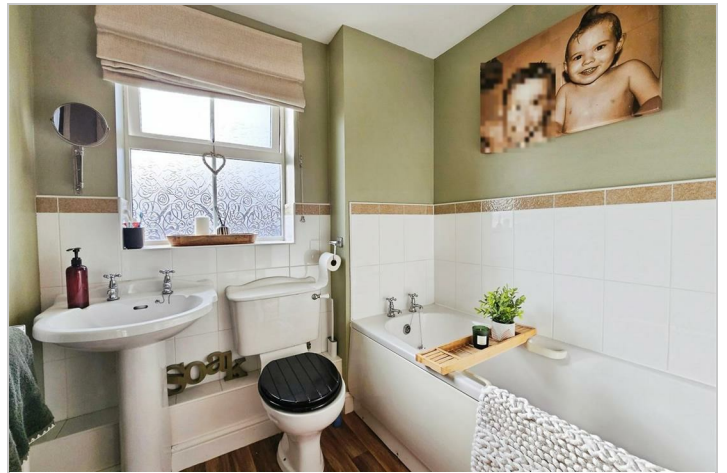
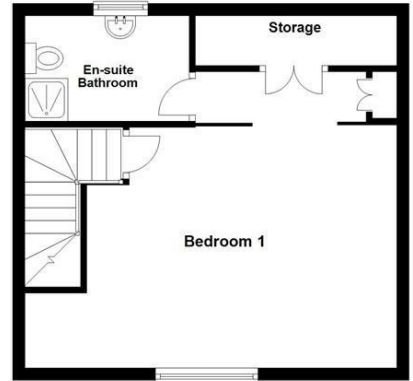
Ground Floor



First Floor



Second Floor



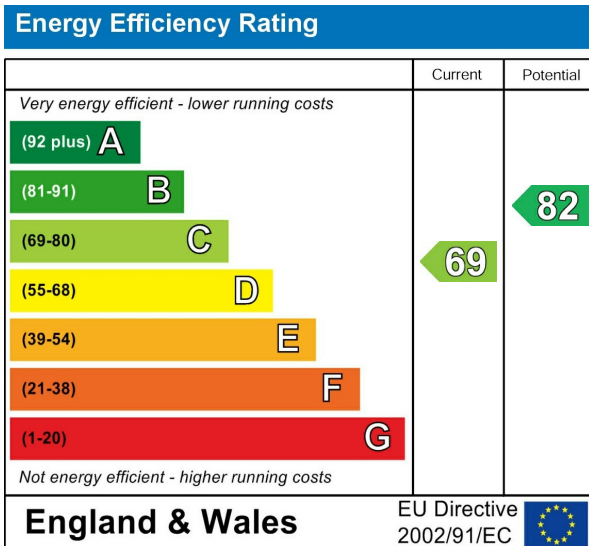
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## 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.

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