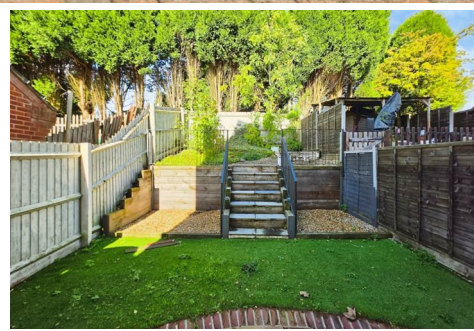




## Moorhen Way, Packmoor, ST7

**Price £210,000**

Here at Carters we are excited to introduce to you a beautiful three bedroom end townhouse in the heart of Packmoor. Perfect for first time buyers and young families, this beautiful home is ready for you to move into and enjoy right away. Situated within a quiet cul-de-sac, this beautiful home benefits from being within the proximity of the local amenities, excellent schools, a variety of shops, pubs and good commuting links all within a short distance of the property.

On entering the property you will find an entrance hall with access to the downstairs WC, garage and the third bedroom which could be used as a useful home working space if required. At the rear is a utility room with space for a washer and dryer which then leads into the private garden. To the first floor is the generously sized living room with dual aspect windows for plenty of light and an attractive fireplace. The modern kitchen/diner is also located on the first floor which has the added bonus of French doors to the front with a Juliet balcony, perfect for those warmer days. On the second floor are two good sized bedrooms with the added benefit of built in wardrobes to both. The main bedroom benefits of an en-suite with a shower enclosure. The family bathroom and useful airing cupboard are also located on this floor.

Externally, the garden is beautifully thought out with a patio area, artificial grass and an added second tier with access via steps for plants and shrubs to provide a low maintenance feel and a private space to enjoy all year round. To the front of the property is a beautiful open area with off-road parking for several vehicles and the added bonus of an integral garage.

Don't miss out on this one! Call Carters on 01782 470391

### **Entrance Hallway**

Composite entrance door to the front elevation. Coving to the ceiling. Access to the first floor. Under stairs storage cupboard. Radiator. Laminate flooring.

### **Ground Floor W.C**

UPVC double glazed window to the side elevation. Pedestal wash hand basin with tiled splash back. Mid-level toilet. Radiator. Vinyl flooring.

### **Bedroom Three**

10'10" x 8'5" (3.30m x 2.57m)  
UPVC double glazed window to the rear elevation. Wall paneling. Radiator. TV point. Carpet.

### **Utility Room**

8'4" x 6'5" (2.54m x 1.96m)  
UPVC double glazed entrance door to the rear elevation.  
Laminate work surfaces and base units. Stainless steel sink with a mixer tap and drainer. Space for a washer and dryer. Tiled flooring.

### **First Floor Landing**

UPVC double glazed window to the side elevation with fitted blinds.  
Coving to the ceiling. Laminate to the landing. Carpet to the stairs.

### **Living Room**

15'1" x 10'11" (4.60m x 3.33m)  
Two UPVC double glazed windows to the rear elevation with fitted blinds.  
Coving to the ceiling. Electric fire with modern surround. Radiator. TV point. Laminate flooring.

### **Kitchen/Diner**

15'5" x 8" (4.70m x 2.44m)  
UPVC double glazed french doors to the front elevation with fitted blinds and Juliet balcony.  
Modern kitchen with a range of n wall, base and drawer units. Partially tiled walls. Stainless steel 1.5 sink with a mixer tap and drainer. Dining space. Built in electric cooker and four ring gas hob with extractor fan.

### **Second Floor Landing**

UPVC double glazed window to the side elevation. Access to the loft. Airing cupboard. Carpet to the stairs and landing.

### **Bedroom One**

11'8" x 11'6" (3.56m x 3.51m)  
UPVC double glazed window to the front elevation. Built in wardrobes including a rail and shelf. Radiator. TV point. Laminate flooring.

### **En-suite**

UPVC window to the front elevation.  
Shower enclosure. Extractor fan. Partially tiled walls. Pedestal wash hand basin. Mid-level toilet. Radiator. Vinyl.

### **Bedroom Two**

10'11" x 8'3" (3.33m x 2.51m)  
UPVC double glazed window to the rear elevation. Built in wardrobes with rail and shelf. Radiator. TV point. Vinyl flooring.

### **Bathroom**

UPVC double glazed window to the rear elevation. Three piece white suite comprising of a bath with overhead shower, mid-level toilet and pedestal wash hand basin. Partially tiled walls. Radiator. Vinyl flooring.

### **Externally**

To the front of the property is a forecourted area for parking. The property has parking for several vehicles to the front in addition to an integral garage. Access down the side of the property for bins. Outside tap to the side. To the rear is a paved patio area and artificial grass. Steps lead up to the 2nd tier of the garden which has railings and is pebbled with a selection of plants and shrubs. Lighting to the rear garden.

### **Garage**

16'4" x 8'5" (4.98m x 2.57m)  
Integral garage. Access via an up and over door to the front elevation. Access via a door off the entrance hallway.

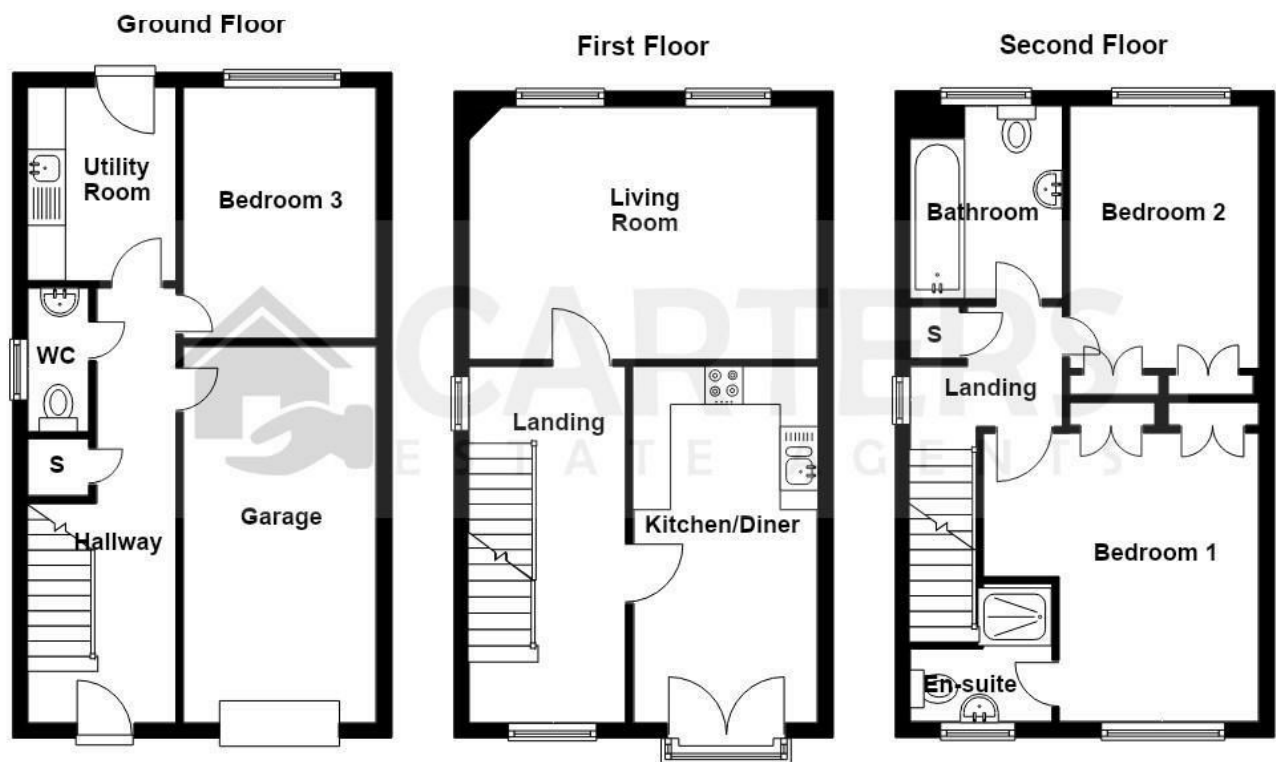
### **Additional Information**

Freehold. Council Tax Band C. 103 sq meters/1109 sq ft.

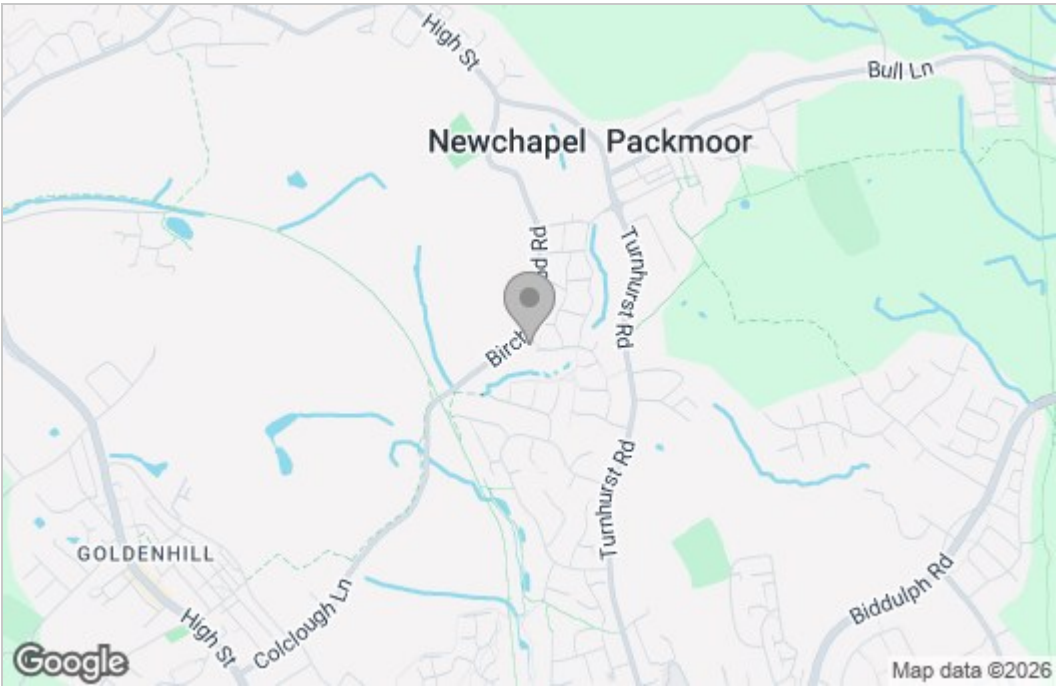
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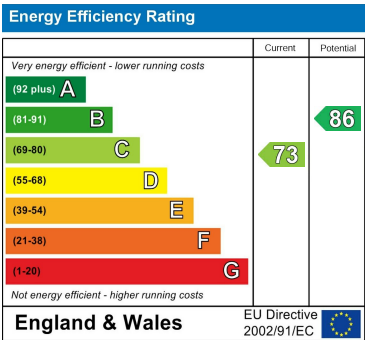
Floor Plan



Area Map



Energy Efficiency Graph



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