



100 High Road, Moulton, PE12 6PD

£350,000

Four/Five bedroom detached family home located in the sought after village of Moulton. The property boasts an impressive 1,776 square feet of accommodation and in brief comprises entrance porch and hall, living room diner and kitchen, utility room, cloakroom and bedroom five/study area.

The first floor offers four further bedrooms, bathroom and shower room. The rear garden is a generous size being fully enclosed with timber fencing and mature shrubs and is mainly laid to lawn with seating and entertaining areas, perfect for family living. Call today to get you viewing booked in!

Entrance Hallway 15'7" x 5'11" (4.77m x 1.81m)

Entrance door to front aspect. Stairs to first floor landing. Radiator. Laminate flooring.

Open Plan Living Room, Diner and Kitchen

Living Room 28'1" x 12'7" (8.56 x 3.84)



Upvc window to front aspect. Wood burner stove. Radiators. Laminate flooring.

Dining Area 19'5" x 8'3" (5.92 x 2.54)



Upvc French doors to rear aspect. Laminate flooring.

Kitchen 20'7" x 8'6" (6.28m x 2.61m)



Upvc window to rear aspect. Base units with work surface over. Single drainer sink. Built in oven and hob with extractor over. Space for freestanding fridge freezer and dishwasher. Laminate flooring.

Utility Room 11'8" x 8'2" (3.56 x 2.5)



Upvc window to side aspect and part glazed door to rear garden. Base units with inset Belfast sink. Gas boiler. Space for washing machine and tumble dryer. Radiator.

Cloakroom

Wash hand basin. Toilet.

Bedroom Five/Study



Upvc window to front aspect.

First Floor Landing 12'2" x 9'1" (3.73m x 2.79m)

Loft access. Airing cupboard.

Bedroom One 14'2" x 11'1" (4.34 x 3.38)



Upvc window to front elevation. Radiator.

Bedroom Three 12'11" x 8'1" (3.96 x 2.47)



Upvc window to front elevation. Radiator.

Bedroom Two 13'9" x 11'1" (4.2 x 3.4)



Upvc window to rear elevation. Radiator.

Bedroom Four 7'10" x 7'6" (2.40m x 2.29m)



Upvc window to front elevation. Radiator.

Bathroom



Upvc window to rear elevation. Tiled walls. Bath. Wash hand basin. Toilet. Tiled flooring. Heated towel rail.

Shower Room



Upvc window to side elevation. Shower cubicle. Toilet. Wash hand basin. Heated towel rail. Tiled flooring.

Exterior



Generous sized front drive providing ample off road parking. Gated side access to rear garden. The rear is fully enclosed with timber fencing. Mainly being laid to lawn with mature trees and shrubbery. Patio area ideal for seating and entertaining.

Garden



Additional Information

Freehold with vacant possession on completion.

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Property Postcode

For location purposes the postcode of this property is: PE12 6PD

Council Tax Band: D

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

Ark Property Centre

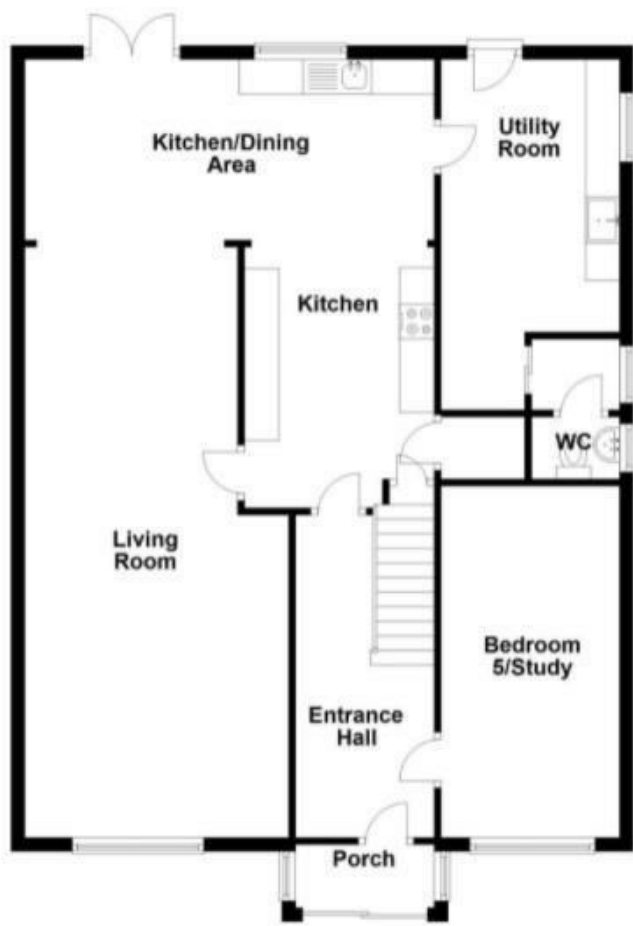
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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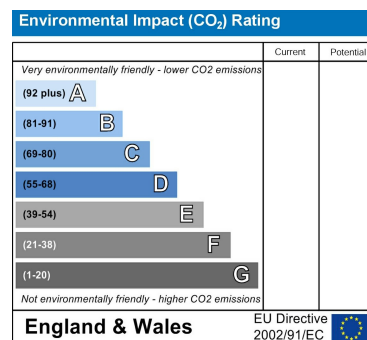
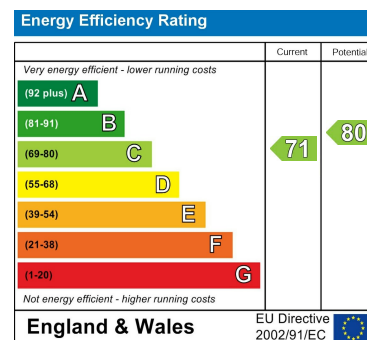
Floor Plan



Area Map



Energy Efficiency Graph



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