



**Plot 39 The Darby Centurion Street, Moulton Chapel, PE12 0FL**

**£299,995**



- Detached House
- Three Bedrooms
- Master Suite with En-suite
- Integrated Appliances\*
- LVT flooring and Carpets\*
- Village Location
- Single Garage
- 10 Year Warranty

The Darby is a detached three bedroom detached property designed to blend style and comfort in a modern family home. The property features an open plan living, dining room, a kitchen with integrated appliances, and an entrance hallway that leads to a cloakroom with stairs to the first-floor landing. Upstairs, you will find three bedrooms with en-suite to master and a contemporary bathroom. Externally, there is an enclosed rear garden, laid to lawn with a generous paved area ideal for seating and entertaining. The development is situated in the delightful village of Moulton Chapel with the benefits of a peaceful village location.

Enter through the front door into a spacious hallway. A separate kitchen/breakfast room with some integrated appliances to the front and the generous open plan living room with fireplace focal point and dining room. both with French patio doors and opening onto the generous patio and garden. On the first floor there are 3 real double bedrooms, all very similar in size with Bedroom one having an en-suite shower room.

The property benefits from a detached single garage and ample parking on a d private drive

### Hallway



Entrance Hall with doors off to Kitchen Living room and stairs to first floor. LVT laminate flooring.

### Living Area 11'9" x 12'7" (3.606m x 3.850m)



Open plan living dining area with patio doors to rear access. Fireplace focal point. Postland twist carpet or LVT.

### Dining Area 9'8" x 9'11" (2.952m x 3.040m)

Upvc patio doors to the rear access. Postland twist carpet or LVT.

### Kitchen 9'8" x 13'5" (2.952m x 4.100m)



Upvc window to front and side aspect. Slab kitchen cabinets\*. Stainless steel 1.5 bowl sink and mixer tap. Choice of colours and styles of 38mm Egger worktop and upstand. Integrated single oven, hob and extractor, fridge freezer, dishwasher and washing machine. Choice of colour LVT flooring.

### Cloakroom 6'6" x 7'3" (1.990m x 2.226m)

Upvc frosted window to side aspect. Contemporary white sanitaryware with chrome fittings. Choice of colour LVT flooring.

### Bedroom One 11'9" 10'4" (3.586m 3.168m)

Upvc window to front elevation. Carpeted flooring. Door through to en-suite

**En-suite 8'3" x 3'4" (2.530m x 1.040m)**



Upvc frosted window to side elevation. Fully tiled shower cubicle. Glass and chrome shower screen. Chrome heated ladder to towel rails. LVT laminate flooring.

**Bedroom Two 11'7" x 9'5" (3.555m x 2.894m)**

Upvc window to rear elevation. Carpeted flooring.

**Bedroom Three 9'11" x 10'1" (3.032m x 3.078m)**

Upvc window to rear elevation. Carpeted flooring.

**Bathroom 6'4" x 10'1" (1.940m x 3.078m)**

Upvc frosted window to side elevation. Contemporary white sanitary ware with chrome fittings. Fully tiled to shower over bath area, Glass and chrome shower screen over bath. LVT flooring

**Exterior**

Fully enclosed rear garden with generous patio area. Turfed gardens. Outside tap

**Internal Finishes**

White emulsion painted ceilings.

White satin paint to all woodwork.  
Pre-Finished doors.  
Polished or brushed steel ironmongery.  
MDF skirting with matching architrave.

**Heating**

LPG gas fired combi boiler, heating via radiators.  
Temperature Zone control.  
Radiator valves.

A communal LPG (liquefied petroleum gas) supply system for individual homes typically involves a centralised storage tank or cylinder that serves multiple residences. The LPG is stored in this communal tank and distributed via a network of underground pipes or surface-level pipework to each individual home.

Each home connected to this communal supply has its own meter to track usage. When a resident requires LPG for heating, cooking, or other purposes, they draw gas from this communal supply through their dedicated connection point.

This shared system offers convenience as the maintenance and refilling of the communal tank are managed collectively, often by a management company or a designated service provider. Residents typically pay for their usage based on individual meter readings or a shared cost allocation agreed upon by the community.

**Electrical**

Recessed LED white downlights to kitchen, bathroom and ensuite/s.  
Pendant lights.  
Ample sockets, 1 USB socket in kitchen.  
CAT 5 points to lounge, stud and master bedroom.  
Superfast broadband master socket.  
Mains operated smoke and co2 alarm.

**External**

Traditional brick and block construction.  
Concrete tiled roof.  
Clay tiled roof.  
UPVC double-glazed windows in Anthracite.  
Multi-locking front and rear doors.  
Electric roller garage door.  
Garage lights and socket.  
Front garden landscaped and turfed.  
Rear garden turfed.

Patios and paths as per the plans.  
Contemporary external lighting to front and rear of the house.  
Garden tap.  
Garden power supply.  
Block paved and tarmac driveways.  
Close boarded fence to all boundaries.

### Services

LPG Gas (tank on site)  
Mains electricity.  
Anglian Water for water and drainage.  
Super fast Fibre Optic Broadband.

Photos used of the plot are for illustration purposes only.

\*Subject to the construction schedule, you have the chance to personalise the property to suit your taste. You will have a range of options to choose from, including kitchen colors, flooring materials, internal doors and their hardware, skirting boards, architraves, and wall tiles.

For a reasonable additional fee, there are upgrade possibilities for the kitchen, encompassing style variations, countertop selections, sink options, appliances, enhanced internal doors, upgraded hardware, and flooring choices.

\*Whilst the above is Postland's intention, sometimes the specification may change. If this is the case, the Sales Manager will inform you.

### Management Company

Belvoir Management company is the management company for this site. The annual estate charge would be £361.75 for the period 1 Dec 2024 to 30 Nov 2025 (pro-rata depending on completion date to 30 Nov 2025).

### Property Postcode

For location purposes the postcode of this property is: PE12 0FL

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current

guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Offer Procedure

There is a £1000 Reservation fee which goes towards the final purchase.

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy. 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 available funds from your solicitor.

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING:

COUNCIL TAX BAND: New Build to be Confirmed

MANAGEMENT COMPANY: YES

### 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.

### Disclaimer

Please note: The plot dimensions, boundaries, footpaths, patios and driveways may differ from those on the site plan shown and are for illustration purposes only

These particulars, whilst believed to be accurate are set out as 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan



## Site Map



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