

3 Somerby Close, Moulton, PE12 6PZ

£495,000

- Exclusive location in Somerby Close, a private development of just five homes in the heart of Moulton
- Spacious accommodation with approximately 1,750 sq ft, including four bedrooms, two bathrooms, and three reception rooms
- Generous rear garden with open views overlooking Moulton Harrox Cricket Club
- Oversized double garage plus multiple outbuildings offering excellent storage or workshop space
- Walking distance to village amenities, including GP surgery, primary school, shop, and public house
- Viewings strictly by appointment through Ark Property Centre

Located in the heart of Moulton within the exclusive Somerby Close, this impressive four-bedroom detached home offers 1,750 sq ft of well-appointed living space in one of the village's most sought-after settings. Just a short walk from local amenities including a GP surgery, primary school, village shop, and public house, the property combines convenience with tranquillity.

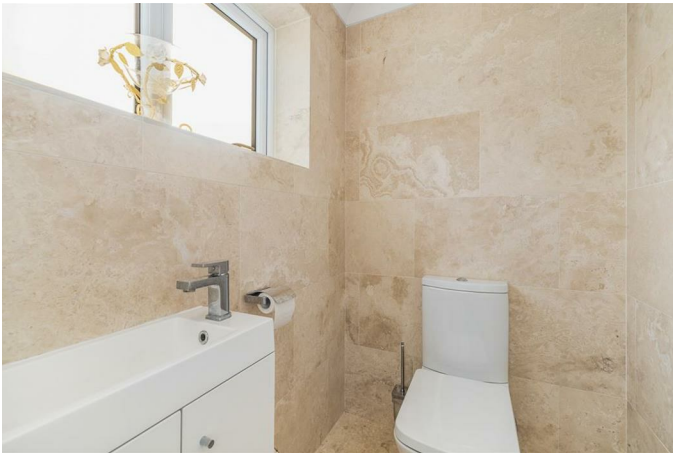
Internally, the home features three versatile reception rooms, four spacious bedrooms, and two modern bathrooms. Outside, a generous rear garden enjoys open views over Moulton Harrox Cricket Club, while an oversized double garage and multiple outbuildings provide ample storage and workspace.

Viewing strictly by appointment through Ark Property Centre.

Entrance Hall 3'11" x 8'2" (1.20m x 2.50m)

Composite glazed entrance door with matching glazed side panel. Coving to skimmed ceiling. Tiled flooring. Radiator.

Cloakroom 3'11" x 6'6" (1.20m x 2.00m)



PVC double glazed window to front. Coving to skimmed ceiling. Tiled flooring. Full height wall tiling. Wall mounted heated towel rail. Fitted close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage.

Lounge 17'6" x 15'1" (5.35m x 4.60m)



PVC double glazed windows to side and to rear. Coving to skimmed ceiling. Two radiators. Wall mounted electric consumer unit. Fitted bespoke wall unit.



Kitchen 11'7" x 13'2" (3.54m x 4.02m)



PVC double glazed window to front. Coving to

skimmed ceiling. Recessed spot lighting. Tiled flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splash backs. Breakfast peninsula. Integrated full height larder fridge. Integrated tumble dryer and washing machine. Five ring range style cooker. Stainless steel extractor hood. Wall mounted gas central heating boiler. Integrated dishwasher.



Lounge/Dining Room 25'5" x 13'2" (7.76m x 4.02m)



PVC double glazed windows to side and rear. Coving to skimmed ceiling. Oak flooring. Cast iron stove set on stone hearth. Two radiators. French doors opening to conservatory.



Conservatory 9'10" x 14'4" (3.00m x 4.39m)



PVC double glazed and brick construction with poly carbonate roof. Tiled flooring. Radiator. French doors opening to garden.

First Floor Landing 13'3" x 6'1" (4.04m x 1.86m)

PVC double glazed window to front. Coving to skimmed ceiling. Loft access. Built in airing cupboard with slatted shelving and hot water cylinder.

Bedroom 1 15'5" x 13'6" (4.71m x 4.14m)

PVC double glazed windows to side and rear. Coving to skimmed ceiling. Radiator. Three door fitted wardrobes with shelving and hanging rails.

**En-suite 4'9" x 7'7" (1.45m x 2.33m)**

PVC double glazed window to rear. Coving to skimmed ceiling. Extractor fan. Recessed spot lighting. Chrome wall mounted heated towel rail. Tiled flooring. Full height wall tiling. Wall mounted illuminated vanity mirror. Fitted oversize walk in shower enclosure with glass sliding door and chrome thermostatic bar shower. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap over.



Bedroom 2 8'3" x 11'5" (2.53m x 3.48m)



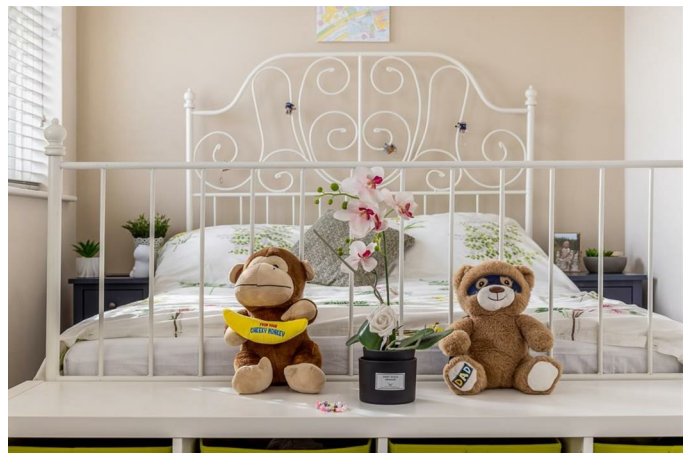
PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Built in double door wardrobe plus single door wardrobe and alcove with fitted storage.



Bedroom 3 9'9" x 11'10" (2.99m x 3.63m)



PVC double glazed windows to front. Coving to skimmed ceiling. Radiator.



Bedroom 4 7'4" x 12'4" (2.26m x 3.78m)



PVC double glazed window to rear and side. Coving to skimmed ceiling. Radiator. Built in double door wardrobe.

Bathroom 8'7" x 7'3" (2.62m x 2.21m)

PVC double glazed windows to side. Coving to skimmed ceiling. Recessed spot lights. Chrome wall mounted heated towel rail. Tiled flooring. Full height wall tiling. Fitted bath with chrome mixer tap and hand held shower attachment and thermostatic bar shower. Close coupled toilet with push button flush. Wall mounted wash hand basin with chrome mixer tap.

Outside

Set in a private and exclusive cul de sac in the centre of the village and close to all local amenities including village shop and post office, public house and GP surgery.

To the front of the property there is a gravel drive with block paved border and path leading to the entrance door. There is a small lawn area and planted borders. Side gated access to the rear garden and double garage.

The rear garden is enclosed by timber fencing and hedging. Laid to lawn with patio seating area. Timber decking with covered pergola seating area. There are additional outbuildings including timber storage sheds, aluminium green house and a timber cabin with power and light connected.

**Double Garage 22'2" x 18'4" (6.76m x 5.61m)**

Electric roller shutter door to front. Pedestrian door to side. Power and light connected. Wall mounted electric consumer unit.

**Property Postcode**

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: E

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Mains
 Heating: Gas central heating
 Heating features: No
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data.
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
 Coastal erosion risk: No
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: C72

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

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 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.

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

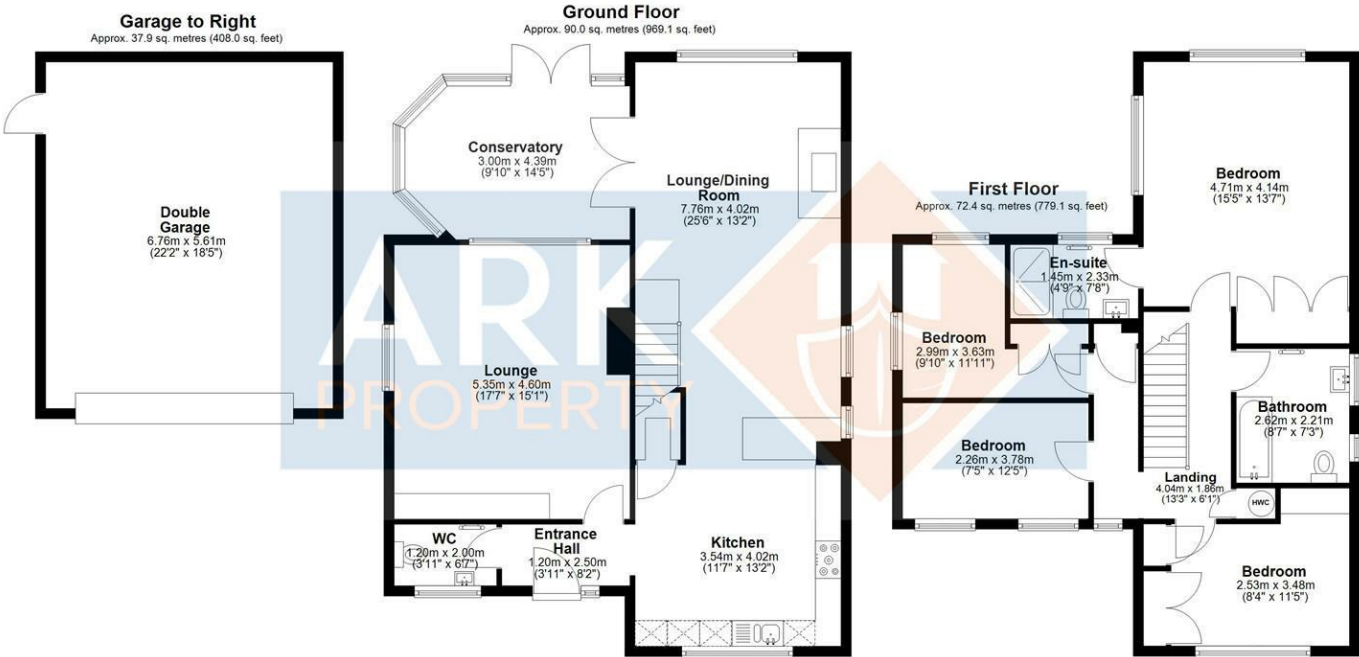
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Floor Plan

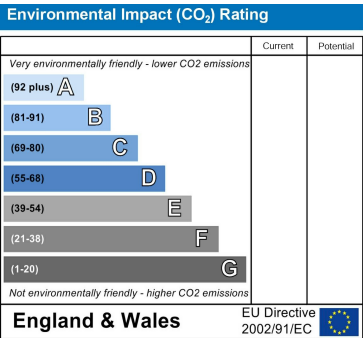
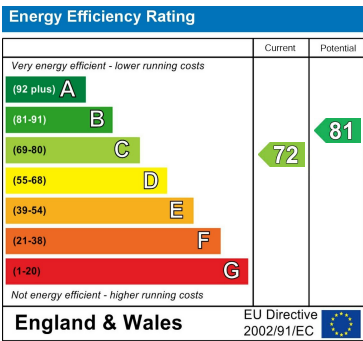


Total area: approx. 200.3 sq. metres (2156.2 sq. feet)

Area Map



Energy Efficiency Graph



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