



100 High Road, Moulton, PE12 6PD

£385,000

Welcome to your dream family home! This extended four-bedroom property offers the epitome of modern living with its spacious open-plan kitchen and living area, perfect for both entertaining and everyday family life. Step into a sleek contemporary kitchen boasting state-of-the-art appliances and ample storage, seamlessly flowing into a welcoming living space flooded with natural light.

Outside, discover your own private oasis with a generously sized garden, ideal for hosting summer gatherings or simply unwinding on either the patio and deck space or ample lawned area. With four bedrooms, bathroom and shower room there's plenty of space for the whole family to spread out and relax.

Nestled in a sought after village location, enjoy the tranquility of rural living while still being within easy reach of local amenities and excellent schools. Don't miss the opportunity to make this stunning property your forever home!

Entrance Porch

PVCu double glazed sliding doors, door to entrance hallway.

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



PVCu double glazed entrance door with matching side panel, coving to skimmed ceiling, tiled flooring, radiator. Stairs to first floor landing, doors to office, lounge and kitchen living area.

Office 13'8" x 7'4" (4.19m x 2.26m)



PVCu double glazed window to front, skimmed ceiling, radiator, laminate flooring.

Lounge 14'11" x 12'7" (4.56m x 3.84m)



PVCu double glazed window to front, skimmed ceiling, vertical column anthracite radiator, recessed chimney nook with power and TV point.

Open Plan Living Space 20'7" x 19'5" (6.28m x 5.92m)



A contemporary, open plan space combining kitchen, dining and living areas. Perfect for couples and families alike.



Kitchen



Refitted with a matching range of base, eye level, full height and display units, quartz worktops with matching upstands, four ring gas hob, integrated eye level twin ovens, integrated fridge freezer and wine chiller, LVT flooring, anthracite vertical column radiator. Door to pantry.



Dining Area



Skimmed ceiling, LVT flooring, PVCu double glazed French doors to rear.



Utility Room 11'8" x 8'2" (3.56m x 2.50m)



PVCu double glazed window to side and door to rear, skimmed ceiling, LVT flooring, wall mounted mains gas central heating boiler, fitted base units with wooden work surfaces over, space and plumbing for washing machine, door to WC.

Living Area



Skimmed ceiling, LVT flooring, TV point.

WC



Fitted wash hand basin and toilet.

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



Doors to bedrooms, bathroom and shower room. Loft access, built in airing cupboard.



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



PVCu double glazed window to front, skimmed ceiling with recessed ceiling spotlights, radiator, exposed floorboards, built in wardrobes and dressing table.



Bedroom Two 13'9" x 11'2" (4.21m x 3.42m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator, built in cupboard.

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



PVCu double glazed window to front, skimmed ceiling, radiator.

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



PVCu double glazed window to front, skimmed ceiling, radiator, exposed floorboards.

Bathroom



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



Shower Room



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

Outside



landscaping. There is a generous lawn area plus patio seating and deck area. There is a brick built outbuilding plus timber shed, external lighting and cold water tap.



The property can be accessed off the High Road in Moulton. To the front of the property is a hard standing driveway providing off road parking for five plus vehicles. There is side gated access to the generous rear garden.



Rear Garden



The rear garden is enclosed by timber fence and mature hedging and combines hard and soft

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: D

DRAINAGE: MAINS DRAINAGE

HEATING: MAINS GAS CENTRAL HEATING

PLEASE NOTE:

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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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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.

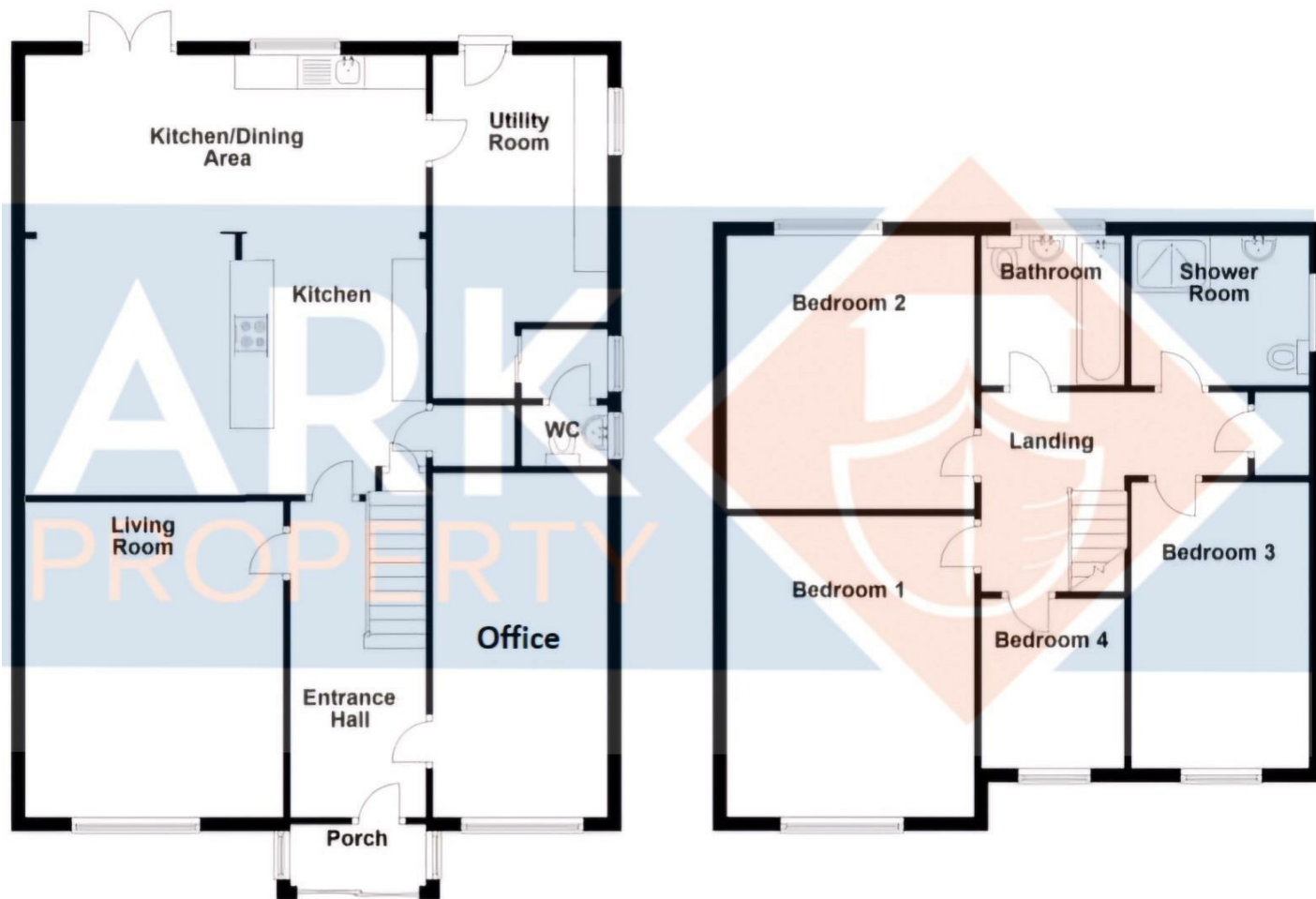
Property Postcode

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

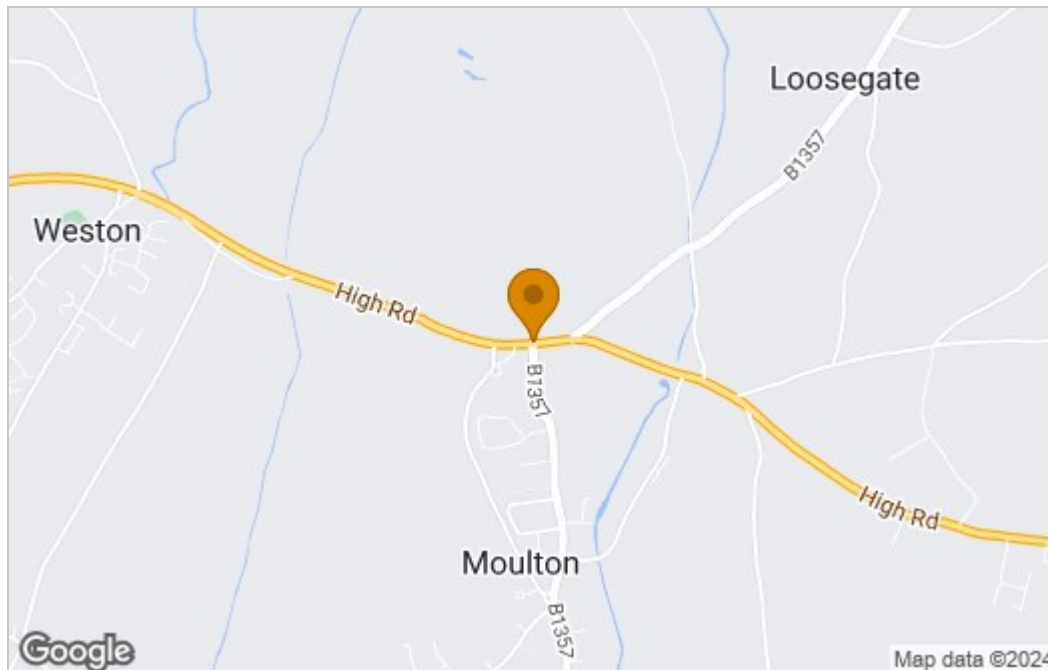
Viewing Arrangements

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.

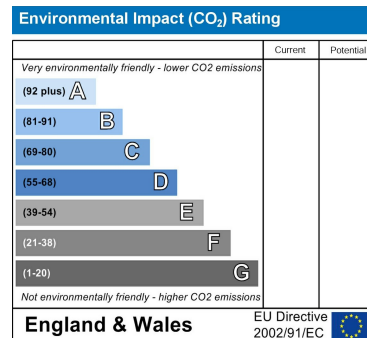
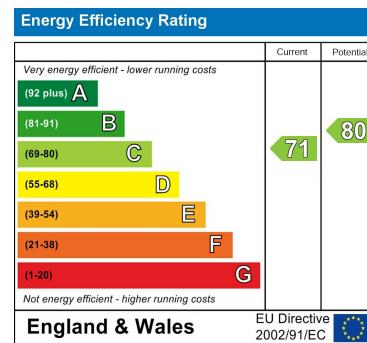
Floor Plan



Area Map



Energy Efficiency Graph



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