



Hilton &
Horsfall

BB12 9BG

Moore Drive, Higham

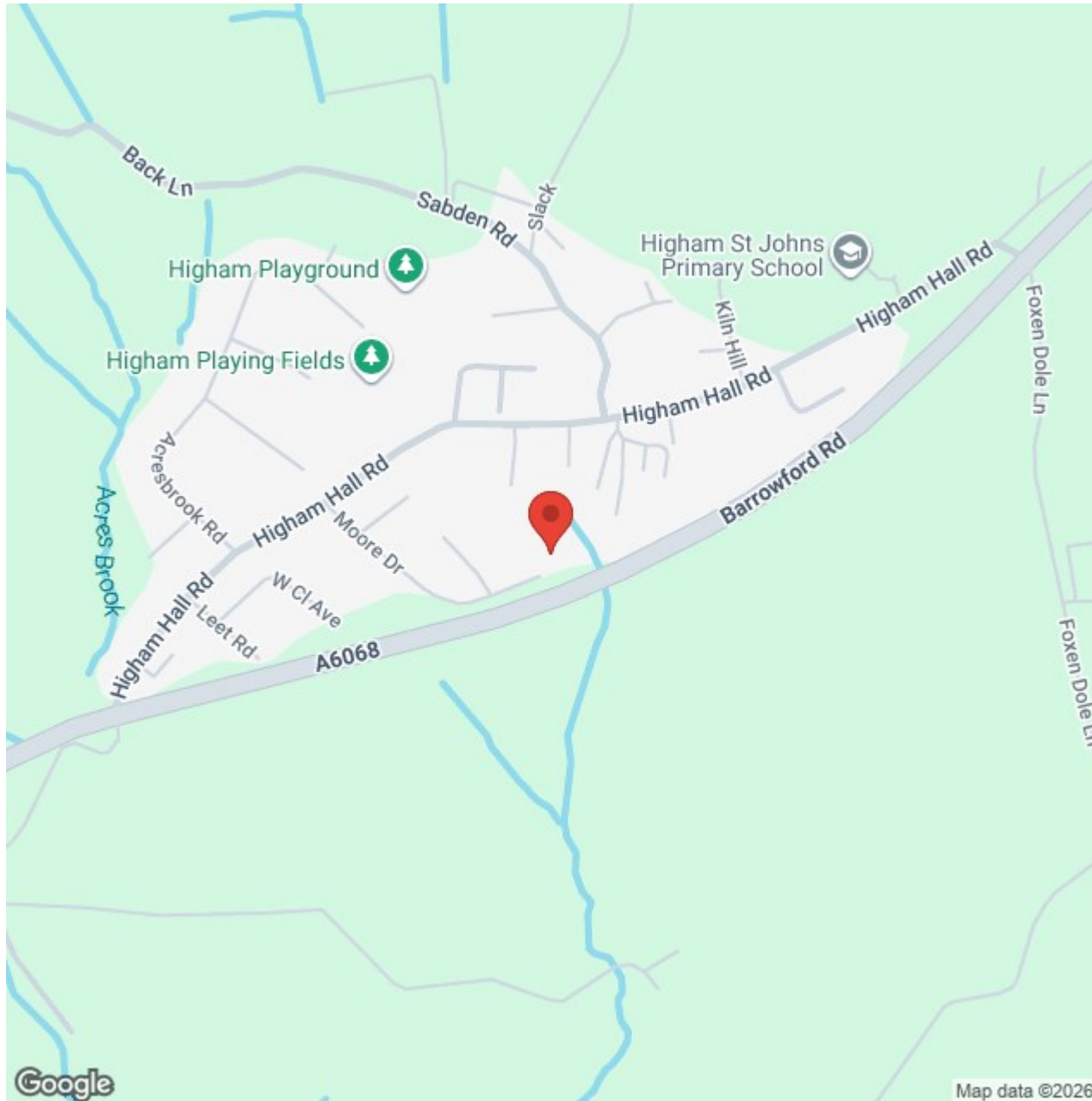
Offers In The Region Of £425,000

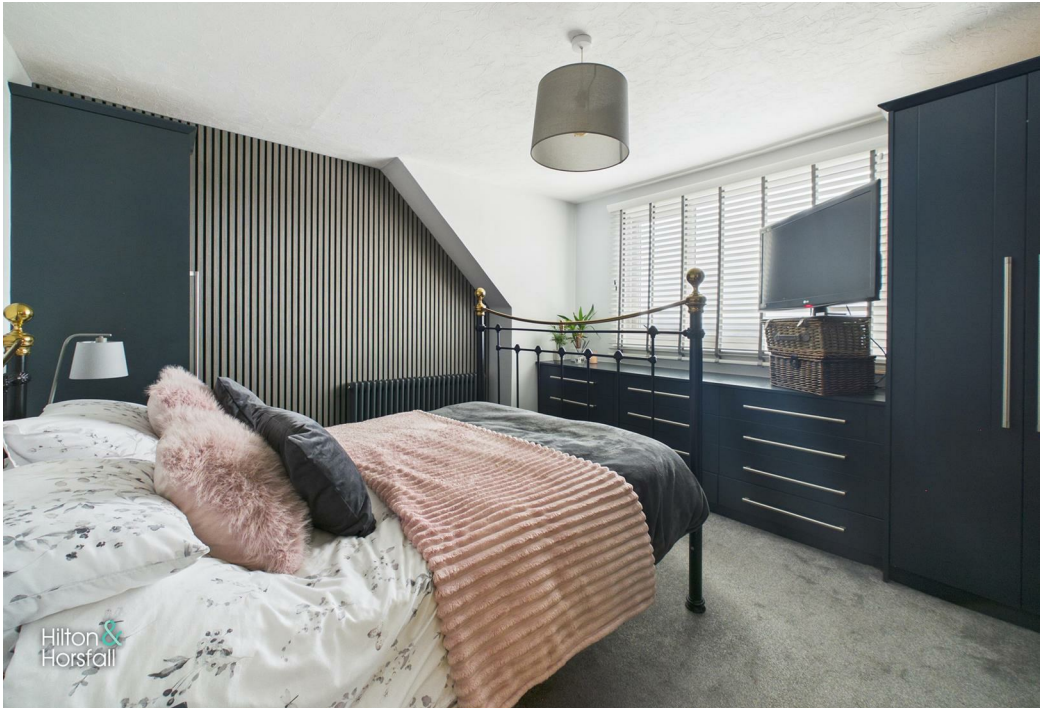
- Modern four bedroom family home
- Located within a quiet and desirable cul-de-sac
- Stylish open plan dining kitchen
- Stunning contemporary bathroom and ground floor W.C
- Driveway and integral garage providing off road parking
- Enclosed rear garden ideal for outdoor entertaining

A beautifully presented four bedroom family home occupying a generous plot within a quiet and highly desirable cul-de-sac. This stunning property has been tastefully modernised throughout and offers spacious, well planned living accommodation ideal for modern family life. The ground floor comprises an inviting entrance hallway with a striking glass and illuminated under-stairs feature, a comfortable living room, a stylish open plan dining kitchen, a bright and spacious garden room overlooking the rear garden, a useful ground floor W.C and access to the integral garage.

To the first floor are four well proportioned bedrooms along with a beautifully appointed contemporary bathroom suite featuring both a bath and separate walk-in shower. Externally the property truly excels, boasting an impressive rear garden with a substantial paved patio and pergola seating area, perfect for outdoor entertaining, along with a large lawned garden and additional seating areas. A driveway to the front provides off road parking and leads to the integral garage.







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Lancashire

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GROUND FLOOR

ENTRANCE PORCH 5'3" x 7'8" (1.62m x 2.35m)

A bright and welcoming entrance porch having large floor to ceiling UPVC double glazed windows to the front and side elevations which allow for an abundance of natural light whilst enjoying stunning panoramic open views across the surrounding countryside. Having wood effect flooring and providing a pleasant seating area before leading through into the hallway.

HALLWAY 13'10" x 6'7" (4.23m x 2.02m)

A beautifully presented entrance hallway having wood effect flooring and a staircase leading to the first floor with contemporary glass balustrade. A standouf feature of the hallway is the bespoke under-stairs installation incorporating illuminated wine display shelving, integrated drinks fridges and stylish glass-fronted cabinetry, creating an impressive focal point upon entering the home. The hallway provides access to the living room, kitchen and first floor.

LIVING ROOM 23'3" x 15'4" (7.09m x 4.69m)

A spacious and beautifully presented living room having UPVC double glazed windows to the front elevation enjoying attractive open views, allowing for plenty of natural light. The room benefits from a feature inset wood burning fire set within a modern surround, creating a cosy focal point. Having two central heating radiators and double doors providing access through to the garden room.

GARDEN ROOM 11'1" x 14'1" (3.38m x 4.30m)

A stunning and light-filled garden room having a vaulted ceiling with recessed spotlights and UPVC double glazed windows surrounding, allowing for an abundance of natural light whilst enjoying pleasant views over the rear garden. Having wood effect flooring and UPVC double glazed French doors providing access out to the patio area. This beautiful space offers a perfect additional sitting area and can be accessed via double doors from both the living room and kitchen.

BREAKFAST KITCHEN 11'0" x 20'10" (3.36m x 6.37m)

A spacious and beautifully presented breakfast kitchen fitted with a range of modern wall and base units with contrasting work surfaces and matching upstands. Having integrated appliances including a double oven, induction hob with extractor hood over and space for additional appliances. A central breakfast island provides further storage and seating, incorporating a built-in wine cooler. The kitchen benefits from recessed spotlights, tiled flooring, and

UPVC double glazed windows overlooking the rear garden. A door provides access to the outside and the room opens through to a superb open plan dining area, making it ideal for modern family living and entertaining.

DINING AREA 9'1" x 13'10" (2.78m x 4.24m)

A spacious open plan dining area having tiled flooring, a central heating radiator and ample space for a large dining table and chairs, making it perfect for family dining and entertaining. The room is open to the breakfast kitchen and benefits from contemporary lighting. Having access through to the hallway, utility room and ground floor WC.

UTILIY ROOM 6'7" x 4'11" (2.01m x 1.52m)

A useful utility room fitted with a range of wall and base units with contrasting work surfaces, providing additional storage and preparation space. Having plumbing for a washing machine and space for a tumble dryer, tiled flooring and a central heating radiator. The room provides access through to the hallway which in turn leads to the integral garage, along with access to the ground floor WC.

GROUND FLOOR WC 3'1" x 4'11" (0.95m x 1.50m)

Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin. Having tiled flooring, partially tiled walls and a central heating radiator.

HALLWAY 16'0" x 5'1" (4.89m x 1.55m)

Having tiled flooring and fitted base units with contrasting work surfaces providing useful additional storage. The hallway provides access to the integral garage and also benefits from a UPVC double glazed door opening to the front of the property.

INTEGRAL GARAGE 17'1" x 8'7" (5.23m x 2.64m)

An integral garage having an up and over door, power and lighting. Providing excellent storage space or secure off-road parking and accessed via the inner hallway.

FIRST FLOOR / LANDING

BEDROOM ONE 11'11" x 13'3" (3.65m x 4.05m)

A well presented double bedroom positioned to the front of the property having fitted wardrobes and drawer units providing ample storage. The room benefits from a UPVC double glazed window allowing for plenty of natural light, a central heating radiator and fitted carpet.

BEDROOM TWO 9'0" x 12'7" (2.75m x 3.85m)

Another well proportioned double bedroom positioned to the front of the property having a UPVC double glazed window allowing for plenty of natural light, a central heating radiator and fitted carpet.

BEDROOM THREE 10'8" x 6'11" (3.26m x 2.13m)

A well presented bedroom positioned to the rear of the property having fitted wardrobe storage. The room benefits from a UPVC double glazed window overlooking the rear garden, a central heating radiator and fitted carpet.

BEDROOM FOUR 10'0" x 6'6" (3.06m x 2.00m)

A well presented bedroom positioned to the rear of the property having a UPVC double glazed window overlooking the rear garden, a central heating radiator and fitted carpet. Currently utilised as a home office but offering versatile use as a bedroom if required.

BATHROOM 6'11" x 6'10" (2.11m x 2.09m)

A stunning modern bathroom suite comprising of a panelled bath with handheld shower attachment, a separate walk-in shower with rainfall shower head and sliding glass screen, low level w.c and pedestal wash basin. The room is beautifully finished with contemporary wall and floor tiles, recessed spotlights, an illuminated wall mounted mirror and a heated towel radiator. A UPVC double glazed frosted window to the rear elevation allows for natural light whilst maintaining privacy.

LOCATION

Situated within a quiet cul-de-sac in a highly desirable residential area, this property enjoys a pleasant setting with a real sense of privacy and community. The location is particularly popular with families and professionals due to its peaceful surroundings whilst still being conveniently positioned for everyday amenities. A range of local shops, supermarkets, schools and transport links are all within easy reach, along with access to nearby towns and commuter routes. The area also benefits from beautiful countryside and scenic walks close by, making it an ideal setting for those who enjoy both convenience and outdoor living.

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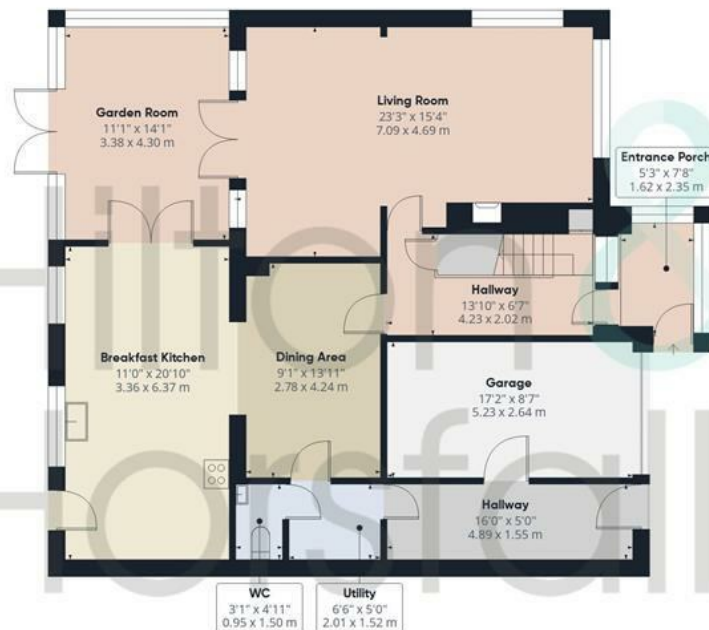


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OUTSIDE

Externally the property occupies a generous plot and enjoys an impressive rear garden designed with outdoor living in mind. A large paved patio directly to the rear of the house provides an excellent seating and entertaining area, ideal for outdoor dining and social gatherings. A covered pergola area further enhances the space, creating a fantastic setting for relaxing or entertaining guests. Beyond the patio is a substantial lawned garden which is well enclosed and offers a great space for families and outdoor enjoyment. The garden is bordered by attractive stone walling and fencing, with additional decked seating areas positioned to take advantage of the outlook, creating multiple places to sit and unwind throughout the day.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1762 ft²

163.7 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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