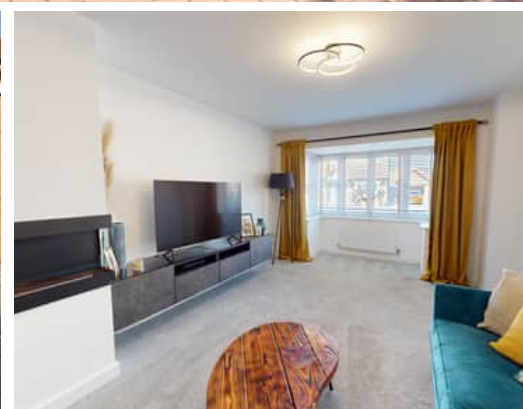


4 Bedroom(s), Detached House, Freehold

Moorgreen Way, Bircotes.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner and Sitting Area
- Two Reception Rooms
- Family Bathroom
- Garage And Driveway Allowing For Multiple Cars To Park

- Beautifully Presented Detached Family Home
- Utility Room and Ground Floor Toilet
- Four Bedrooms En Suite to Master
- Front and Rear Gardens

£340,000

Reduced

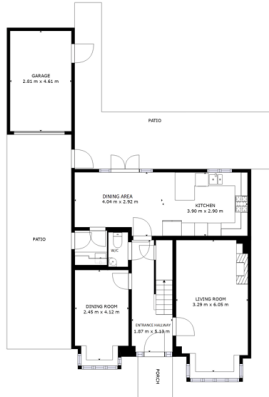
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Moorgreen way is a home, not just a house. It is light, spacious and inviting. Situated at the bottom of a cul-de-sac it offers peace and quiet that you don't often find on a new build estate. With four bedrooms, two sitting rooms and space for a kitchen diner, the property can easily adapt to ever changing family life. It is within walking distance of local amenities, schools and the great outdoors is on your doorstep, with places like Clumber park and Roche Abbey just a short car ride away.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 01: 46.14 SQ. METERS (110.0 SQ. YD.)
EXCLUDED AREAS: GARAGE: 10.62 SQ. METERS (23.42 SQ. YD.)
TOTAL: 56.76 SQ. METERS (123.42 SQ. YD.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

FLOOR 1



Entrance Hallway



Kitchen Diner And Sitting Area





Utility Room

Dining Room



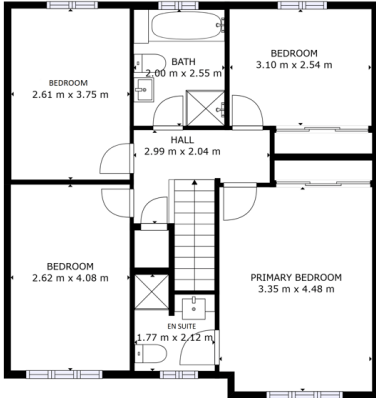
Lounge

Ground Floor W/C



First Floor

Floor Plan



GRAND TOTAL AREA
 FLOOR 2: 46.10 SQ. METERS (12.44 SQ. FT.)
 EXCLUDED AREAS: GARAGE: 13.10 SQ. METERS (34.50 SQ. FT.)
 TOTAL: 59.20 SQ. METERS (158.94 SQ. FT.)
 SIZE AND DIMENSIONS GIVEN APPROXIMATE. ACTUAL MAY VARY.

FLOOR 2



En Suite



Second Bedroom



Third Bedroom



Master Bedroom





Fourth Bedroom



Front Aspect



Family Bathroom



External



Rear Garden



Water Heating System - Gas boiler with tank
 Approximate Water Heating Installation Date - 2021
 Boiler Location - Utility Room
 Approximate Electrical System Installation Date - 2021
 Approximate Electrical System Test Date - 2021
 Fires/Heaters - Other: Bio-ethanol
 Permanent Loft Ladder - No
 Loft Insulation - Yes
 Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Property Information

Council Tax Band - D
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - Yes
 Average Annual Electricity Bills - £1500 (gas and electric combined)
 Average Annual Gas Bills - As above
 Average Annual Water Bills - £400
 Tenure - Freehold
 Solar Panels - No
 Space Heating System - Gas Boiler with radiators
 Approximate Heating System Installation Date - 2021

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 