

4 Bedroom(s), Detached House, Freehold

Moat Drive, Auckley.



- 3D Virtual Tour Available
- Modern And Contemporary Kitchen Diner
- Ground Floor W/C
- Garage And Driveway Allowing For Multiple Cars To Park
- Lounge

- Four Bedrooms En Suite To Master
- Utility Room
- Rear Enclosed Garden
- Popular Location
- Family Bathroom

**Offers Over
£325,000
Reduced**

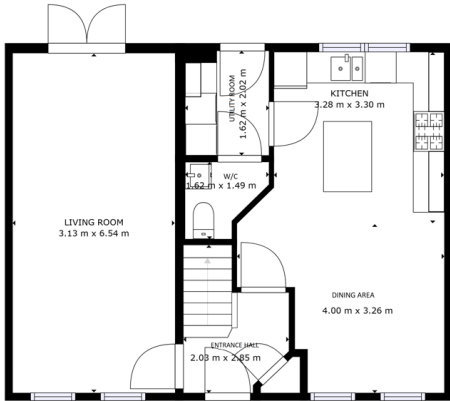
Book your viewing today Tel: 01302 247754

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...This four bedroom, detached family home is situated in the very popular location of Auckley on a sought-after development, and is beautifully presented. With a kitchen-diner, utility room and lounge the property has plenty of room downstairs, and boasts both a family bathroom and en suite upstairs. The property has a sizeable and enclosed rear garden, perfect for entertaining guests or enjoying a relaxing evening. This property also includes a garage and a driveway with ample space for multiple cars. Don't miss out on the opportunity to make this stunning house your dream home. This beautiful family home is in the catchment area for popular Hayfield School too!

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 25.10 m²; FLOOR 2: 34.14 m²
TOTAL: 59.24 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Kitchen Diner



Utility Room



Lounge



Master Bedroom



Ground Floor W/C

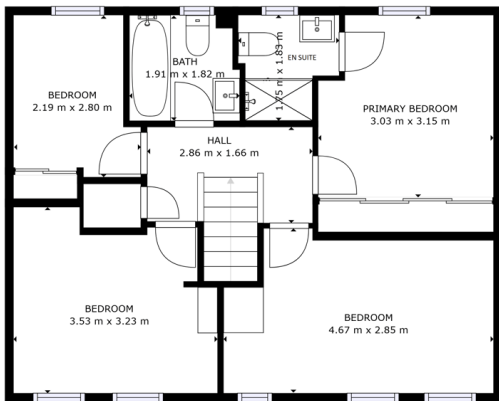


En Suite



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 95 m²; FLOOR 2: 54 m²
 TOTAL: 149 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Second Bedroom





Third Bedroom



Bathroom



Fourth Bedroom



External



Front Aspect



Rear Garden



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 - No

Average Annual Electricity Bills - £540

Average Annual Gas Bills - £540

Average Annual Water Bills - £408

Tenure - Freehold

Solar Panels - No

Space Heating System - Combi

Approximate Heating System Installation Date - 7 years ago

Water Heating System - Combi

Approximate Water Heating Installation Date - 7 years ago

Boiler Location - utility room

Approximate Electrical System Installation Date - 7 years go

Approximate Electrical System Test Date - 7 years ago

Fires/Heaters - No

Permanent Loft Ladder - Yes

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

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		91
(69-80) C	81	
(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 