



Huntington Close, Moreton

£325,000



LESLEY HOOKS
ESTATE AGENTS





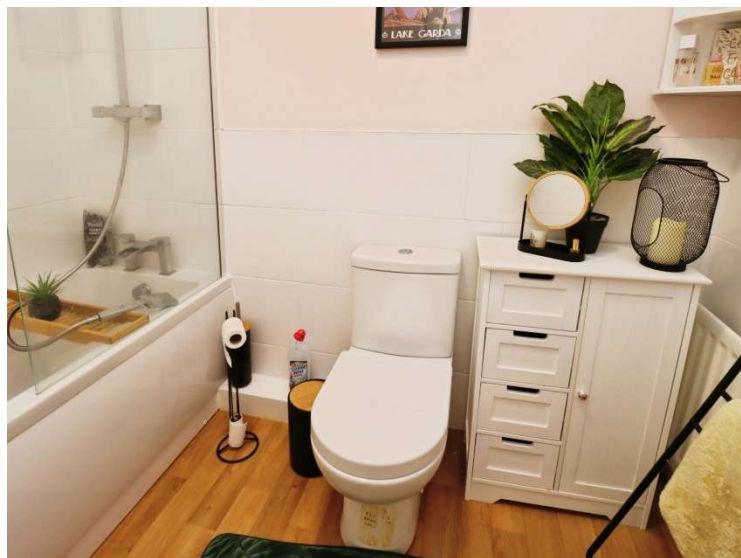
A Wonderful Family Home Tucked Away in a Quiet Cul-de-Sac Nestled within a peaceful cul-de-sac setting, this deceptively spacious detached home truly has to be seen to be fully appreciated — and what a wonderful surprise awaits inside. Offering a versatile and generous layout that has been thoughtfully arranged with family living very much in mind, this is the kind of home that simply ticks every box. Step inside via the welcoming entrance hallway, where a convenient downstairs WC sets the tone for the practical yet comfortable living experience throughout. The well-proportioned lounge flows effortlessly through to the dining room in an open-plan arrangement — perfect for keeping an eye on the little ones whilst entertaining, or simply enjoying relaxed family evenings together. From the dining room, sliding patio doors draw you through into the conservatory, a light-flooded retreat that brings the outside in and offers year-round enjoyment of the garden beyond. The kitchen dining room provides yet another social hub at the heart of the home, while a separate utility room ensures day-to-day life runs smoothly and keeps the kitchen clutter-free. Particularly noteworthy is the sitting room — formerly the garage and now a beautifully converted additional reception space — offering the kind of flexibility that growing families truly value, whether as a home office, playroom, teenage den or snug. Upstairs, four well-sized bedrooms provide comfortable accommodation for the whole family. The main bedroom is a real retreat, complete with fitted wardrobes offering excellent storage, and benefiting from its own private three-piece en-suite shower room — a real luxury for busy mornings. A smart three-piece family bathroom serves the remaining bedrooms. Outside, a driveway to the front provides off-road parking, whilst to the rear, a lovely private garden with patio area offers an ideal spot for summer entertaining and outdoor play. Located within easy reach of local shops, well-regarded schools and convenient transport links, this really is a rare find that is sure to appeal to families looking to put down roots in a sought-after spot. Early viewing is strongly recommended — homes like this don't hang around for long. Council tax band D. Freehold.



- Hallway**
19'3" (5.87m) x 6'3" (1.91m)
- Downstairs WC**
6'6" (1.98m) x 2'10" (0.86m)
- Lounge**
19'3" (5.87m) Into Bay x 11'3" (3.43m)
- Dining Room**
11'9" (3.58m) x 9'2" (2.79m)
- Conservatory**
10'7" (3.23m) x 8'7" (2.62m)
- Sitting Room**
17'6" (5.33m) x 8'1" (2.46m)
- Kitchen Dining Room**
17'1" (5.21m) Max x 11'7" (3.53m) Max
- Utility Room**
7'11" (2.41m) x 5'9" (1.75m)



- Bedroom One**
11'0" (3.35m) x 9'11" (3.02m)
- En-Suite**
7'11" (2.41m) x 5'5" (1.65m)
- Bedroom Two**
10'9" (3.28m) x 10'0" (3.05m)
- Bedroom Three**
8'0" (2.44m) x 7'7" (2.31m)
- Bedroom Four**
7'8" (2.34m) x 7'7" (2.31m)
- Bathroom**
8'0" (2.44m) x 5'6" (1.68m)





GROUND FLOOR
885 sq ft. (82.2 sq.m.) approx.

1ST FLOOR
514 sq ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1399 sq ft. (129.9 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms and any other form of construction, and the responsibility is taken for any error or omission in the statement. The plan is for illustrative purposes only and should not be relied on for any prospective purchaser. The terms, conditions and stipulations of sale have not been stated and no guarantee as to their applicability or efficiency can be given.
 Scale: 1/800 (approx.)

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