



# Moorcroft Fields, Drakes Broughton

Asking price: £350,000

- Three bedroom detached house - currently used as a two but easily converted with a doorway on landing and partition in bedroom two
- Dual aspect lounge
- Kitchen/dining room with French doors into the garden
- Master bedroom with en-suite
- Bedroom two - easily partitioned to create bedroom three
- Family bathroom and ground floor w.c.
- South Westerly facing rear garden
- Two parking spaces to side with car charging point
- Bovis Home built in 2019 and still benefits from the NHBC Warranty

Nigel Poole  
& Partners

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**\*\*A DETATCHED BOVIS HOME WITH SOUTH WESTERLY REAR GARDEN - STILL UNDER NHBC GUARANTEE\*\***  
This detached house was built in 2019 by Bovis Homes as a two bedroom but with the same footprint as a three. It is very easy to add a doorway from the landing and partition bedroom two into a third bedroom (approximate cost £5,000). Light and airy and neutrally decorated throughout. Entrance hall with w.c.; dual aspect lounge; kitchen/dining room with French doors into the rear garden and Bosch integrated appliances including oven/grill; hob; dishwasher and fridge freezer. Master bedroom with en-suite. Bedroom two (easy to add a partition wall to create a third bedroom). Family bathroom and ground floor w.c. Low maintenance and hard landscaped south westerly facing rear garden. Driveway with parking for two cars with an electric charging point. Approx. 5 1/2 years remaining on the NHBC.

## Front

The front garden has shrub planting with a pathway leading to the entrance door under a storm canopy porch. Gated access into the garden plus a further area of garden with is laid to lawn with hedge borders.

## Entrance Hall

Double glazed entrance door with obscure glazing. Stairs rising to the first floor with storage area below. Tiled floor. Radiator.

## Dual Aspect Lounge 18' 0" max into bay window x 10' 10" (5.48m x 3.30m)

A light and airy room with bay window to the front aspect and two further windows to the side. Two radiators. Television point.



## Kitchen/Dining Room 18' 0" max into bay x 10' 9" (5.48m x 3.27m)

Dual aspect with bay window to the front and French doors into the garden. Kitchen area fitted with a range of grey gloss wall and base units surmounted by wood effect work surface with upstands. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated appliances: Bosch four ring gas hob with extractor hood and glass splash back; eye level oven and grill; dishwasher; fridge and freezer. One wall unit houses Potterton gas-fired combination boiler. Tiled floor. Two radiators.



## W.C. 7' 1"max x 5' 7" (2.16m x 1.70m)

Obscure double glazed window to the rear aspect. Cupboard with work surface housing the washing machine. Walk-in storage cupboard. Pedestal wash hand basin. Low level w.c.. Tiled splash backs and floor. Radiator.

## Landing

Double glazed window to the front and rear. Access into loft. Doors leading off.

## Bedroom One 12' 0" max x 11' 6" (3.65m x 3.50m)

Double glazed bay window to the front aspect. Double fitted wardrobe with hanging space and shelf. Television point. Radiator.



## En-Suite/Shower Room 4' 9" x 3' 9" (1.45m x 1.14m)

Obscure double glazed window to side aspect. Large shower cubicle with mains fed shower. Pedestal wash hand basin. Low level w.c. Tiled splash backs and floor. Ladder/towel radiator. Shaver point.



## Bedroom Two 18' 3" max into bay window x 10' 11" (5.56m x 3.32m)

Double glazed bay window to the front aspect and two further windows to the side. Two radiators.



## Family Bathroom 6' 11" x 6' 3" (2.11m x 1.90m)

Obscure double glazed window to the rear aspect. Panelled bath with mains fed shower. Pedestal wash hand basin. Low level w.c. Tiled splash backs and floor. Ladder/towel radiator. Shaver point.



## South Westerly Garden

Enclosed by fencing with two gates- one leading to the front of the property- the other to the rear leading on to the drive. The garden is low maintenance with a patio seating area, raised planted beds and a wooden storage shed. There is exterior lighting and a water tap.

## Parking

A tarmac drive is located at the rear of the garden and provides parking for two vehicles. There is an electric charging point.



Tenure: Freehold

Council Tax Band: D

## Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2FY

## Estate Management Fee

The access road to the property is made up, but the road is private and covered by the maintenance charge for the estate. Maintenance charge is currently £286.75 per annum.



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