

CURRANS
homes

**3 Moorcroft Court
Great Boughton
CH3 5JZ**

£500,000



Located at the end of a quiet cul-de-sac is this impressive detached family home. Its enviable position offers a peaceful setting with seclusion but also benefits from being conveniently within easy reach of the city centre. Boasting an abundance of natural light, generous living spaces, and an expansive garden, this property is a true gem for those seeking the ideal family home.

Stepping through the front door to the bright and open hallway you are greeted to the right by the lounge which is of notable size and benefits from a large bay window. Double doors lead through to the impressive kitchen-diner. The space is flooded with light by the French doors that open to the rear garden creating a seamless flow between the indoors and outdoors from the dining area. The kitchen space features integrated appliances and the useful separate utility room means that there is plenty of storage and cupboard space. The ground floor accommodation is also complemented by a useful study/home office and separate W.C.

At first floor level there are four double bedrooms and the family bathroom - the master bedroom with fitted wardrobes and an ensuite shower room.

Externally the property has an impressive rear garden with a patio space that runs the width of the garden, a substantial lawn area and a separate decked seating space. With its position at the end of the close, the garden offers privacy and security. The front aspect features an abundance of space for parking leading to the garage.

Contact us today to arrange a viewing.







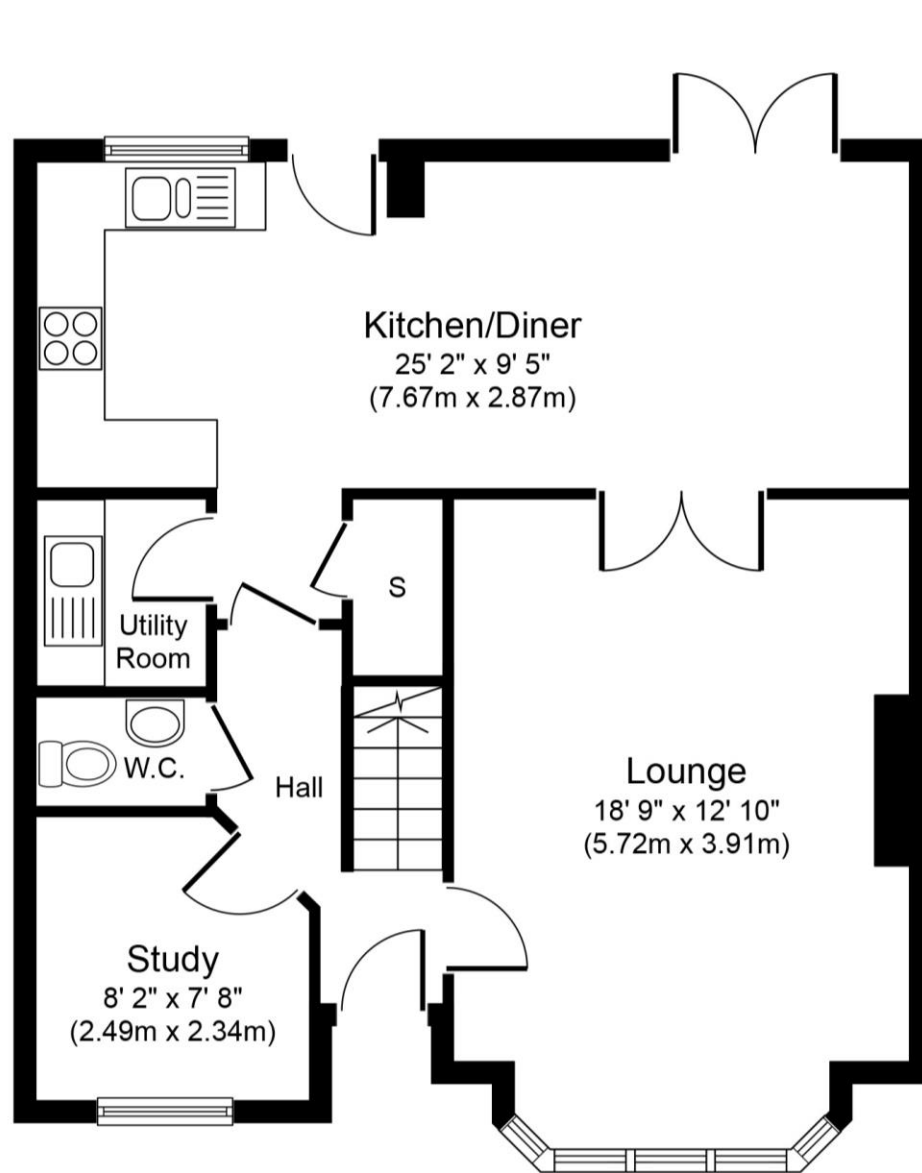


Finer points

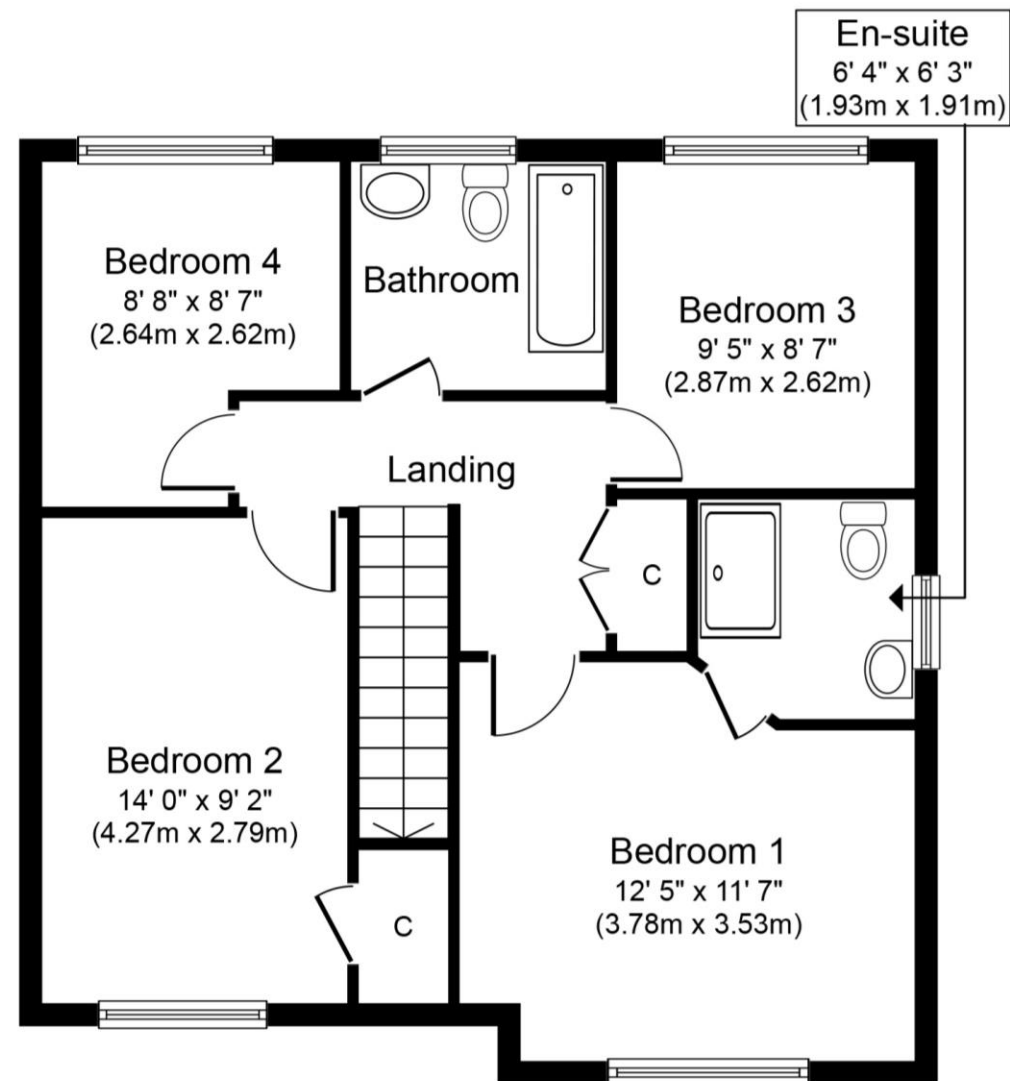
- * Located at end of quiet cul-de-sac
- * Detached family home
- * Four bedrooms - master with en-suite
- * Impressive rear garden
- * Close to local shops, schooling, parks and within close reach to city

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.





Ground Floor
Approximate Floor Area
677 sq. ft.
(62.9 sq. m.)



First Floor
Approximate Floor Area
630 sq. ft.
(58.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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