The Moat house is an iconic venue for the village of Acton Trussell & adjacent to this we have Moathouse Close, which has many iconic features itself. With a block paved access road, rear rural views, an enviable plot beautifully maintained gardens adjoining the Staffordshire & Worcestershire Canal. This exceptionally rare opportunity comes with no upward chain & early action is essential. This delightful & spacious detached bungalow offers four bedrooms with an en-suite to main, family bathroom, lounge diner, kitchen, guest w/c & a twin detached garage. There’s also an added benefit for those that love the waterways to have a mooring on the adjoining garden boundary.
Canopied Porch
With door leading through to:

Entrance Hall
Having a double glazed window with lead detail to the front aspect, internal French
glazed doors to the lounge and further doors lead to:

Guest WC
With WC, wall mounted wash hand basin with tiled splashbacks, radiator and tiled
flooring.

Lounge 18’ 7” x 8’ 11” (5.67m x 2.71m)
Having two double glazed windows with lead detail to front, a feature electric fire and
surround, two radiators and an archway leading through to:

Dining Room 10’ 7” x 8’ 11” (3.23m x 2.71m)
A rear aspect room enjoying views over the beautifully presented garden, canal and
rural fields having double glazed sliding patio door with lead detail to the rear and a
radiator.

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**Kitchen** 13’ 1” x 8’ 9” (4m x 2.67m)
Having a range of base and eye level units with fitted work surfaces incorporating a sink unit with tiled splashbacks, fitted oven and hob with hood over, integrated slimline dishwasher, further integrated fridge and separate freezer. There is tiling to the floor, double glazed window with lead detail to the rear and a double glazed door with lead detail to the rear aspect. The kitchen also enjoys the canalside views.

**Inner Hall**
Having a radiator, an airing cupboard and further useful storage cupboard and doors to;

**Bedroom One** 11’ 11” x 11’ 9” (3.64m x 3.57m)
Enjoying the canalside views and outlook with fitted wardrobes and bed surrounds, radiator and double glazed window with lead detail to the rear and internal door to;

**En-suite**
Side aspect with a suite comprising of vanity wash hand basin with cupboard beneath and a walk in shower cubicle, tiled walls, tiled flooring, radiator and a double glazed window with lead detail to the side.

**Bedroom Two** 11’ 9” x 10’ 5” (3.59m x 3.18m)
Having a radiator, fitted wardrobes and double glazed window with lead detail to the front.

**Bedroom Three** 10’ 11” x 8’ 7” (3.34m x 2.61m)
Having a radiator, fitted wardrobes and double glazed window with lead detail to the front.

**Bedroom Four** 8’ 10” x 6’ 7” (2.70m x 2.01m)
Having a radiator and a double glazed window with lead detail to the rear. This room also enjoys canalside views.

**Bathroom** 8’ 0” x 5’ 5” (2.44m x 1.66m)
Suite comprising of a panelled bath, WC, pedestal wash hand basin, tiled walls, tiled flooring, a radiator and double glazed window with lead detail to side aspect.

**Outside Front**
Having beautifully presented gardens with majority laid to lawn on a generous plot with a tarmacadam driveway leading to a separate detached twin garage.

**Detached Twin Garage** 16’ 9” x 16’ 9” (5.11m x 5.11m)
With two up and over electric remote roller doors to the front and double glazed window an doors with lead detail to the side.

**Outside Rear**
A beautiful rear garden boarding canalside with patio seating area, lawn, flowerbeds, plants and shrubs and pleasant views.
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