



Immaculate detached family home located off Norfolk Drive.

- Detached house cul-de-sac position
- Two Reception rooms
- Fitted kitchen with utility off
- Four bedrooms master en-suite
- Family bathroom
- Off road parking

**4 Durham Close, Melton Mowbray**

**LE13 0RJ**

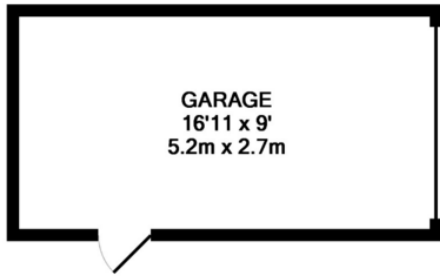
**£299,950**

This immaculately presented four bedroom detached home occupies a particularly pleasant cul-de-sac position off Norfolk Drive to the south side of the town centre. The property benefits from uPVC double glazing and gas central heating with accommodation comprising; entrance hall, cloaks/wc, sitting room with feature granite fireplace, separate dining room, fitted kitchen having integrated appliances and utility room off. To the first floor are four bedrooms, master with en-suite shower room and a family bathroom. Outside, to the front of the property a block paved driveway providing off road parking for two vehicles, in addition to a further driveway to the side providing access to the single garage and the walled rear garden is a particular feature of the property having bespoke built summer house and an area laid to lawn edged with shrub and flowering borders.



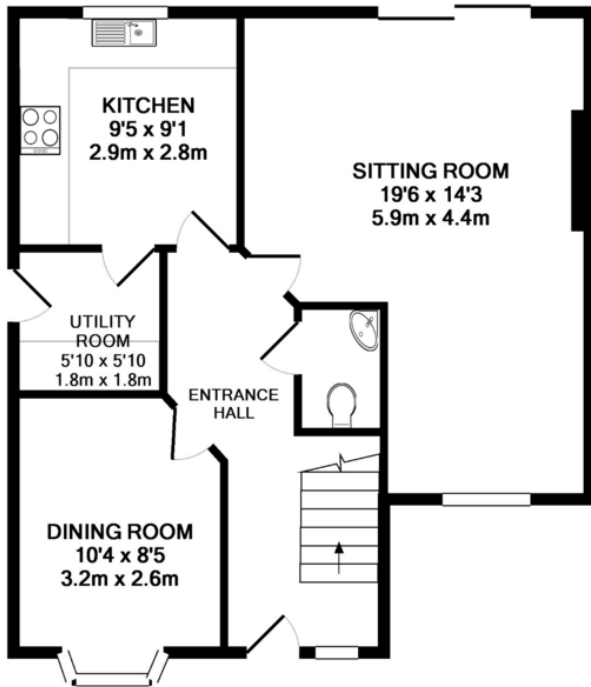


For more information contact one of our team. Outside office hours via [outofhours@mooresestateagents.com](mailto:outofhours@mooresestateagents.com) 7 days a week until 9pm.

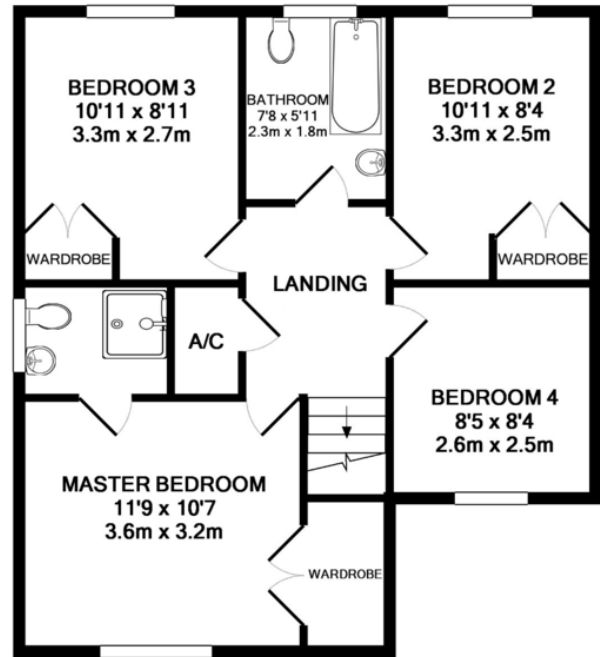


TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.6 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 693 SQ.FT.  
(64.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 541 SQ.FT.  
(50.2 SQ.M.)

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Important we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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