

**54 Moorbridge Road  
Moulton  
NORTHAMPTON  
NN3 7AA**

**Offers Over £400,000**



- **FOUR/FIVE BEDROOMS**
- **KITCHEN/DINER**
- **GAS RADIATOR HEATING**
- **SOUGHT AFTER VILLAGE**

- **ENSUITE**
- **ONE/TWO RECEPTIONS**
- **MUST BE VIEWED**
- **ENERGY EFFICIENCY RATING: B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This family home, crafted by Redrow Homes, stands gracefully within the Carey Fields development in Moulton village. Boasting a prime location, it sits just a stone's throw away from the village centre and its array of local amenities. The development itself offers a picturesque vista, accentuated by a pond and a children's playing green.

Recently enhanced with a loft conversion, this residence now boasts five bedrooms, making it ideal for a growing family. The accommodation is thoughtfully arranged, comprising an inviting entrance hall, a convenient cloakroom, a cosy lounge, and an large open-plan kitchen/dining room, complete with fitted appliances. Ascending to the first floor, three bedrooms await, including a luxurious master bedroom with its own en-suite shower room, supplemented by a family bathroom. The journey continues to the second floor, where two additional double bedrooms await. Externally, the property is embraced by both front and rear gardens. Off-road parking for two vehicles is provided, along with the convenience of a detached single garage.

## **Ground Floor**

### **Entrance Hall**

Entered via a part glazed front door, stairs rising to the first floor, storage cupboard under, radiator, doors to;

### **Cloakroom**

Window to the front elevation, suite comprising WC and hand wash basin, radiator.

### **Lounge**

11'3" x 7'6" (3.45m x 2.31m)

Window to the front elevation, TV point, radiator.

### **Kitchen/Diner**

18'4" x 12'2" (5.61m x 3.73m)

### **Kitchen Area**

Stainless steel sink unit set into a range of base units with work surfaces over, matching wall mounted units, built in double oven and hob with extractor hood over, integrated dishwasher and fridge/freezer, laundry cupboard with plumbing for washing machine and space for tumble dryer.

### **Dinning Area**

Windows to rear elevation, radiator, patio doors leading to the rear garden.

## **First Floor**

### **Landing**

Window to the side aspect, stairs rising to the second floor, storage cupboard and doors to;

### **Bedroom One**

11'3" x 11'1" (3.45m x 3.40m)

Window to the front elevation, fitted wardrobe, radiator, door to:

### **En Suite**

8'3" x 4'3" (2.54m x 1.30m)

Window to the side elevation, three piece suite comprising of a double walk-in shower cubicle with mains power shower over, low level W.C and wash hand basin. Tiled splash back areas, chrome towel rail, shaver point.

### **Bedroom Two**

11'3" x 11'1" (3.45m x 3.40m)

Window to the rear elevation, fitted wardrobes, radiator.

### **Bedroom Three/Study**

11'8" x 7'1" (3.56m x 2.18m)

Window to the rear elevation, radiator.

### **Family Bathroom**

8'2" x 6'11" (2.49m x 2.11m)

Window to the front elevation, three piece suite comprising of a panelled bath, low level W.C and wash hand basin, tiled splash backs, radiator.

### **Second Floor**

#### **Bedroom Four**

11'1" x 9'10" (3.40m x 3.00m)

Three Velux windows to the side elevation, fitted wardrobes, radiator.

#### **Bedroom Five**

16'0" x 11'1" (4.90m x 3.38m)

Two Velux windows to the side elevation, airing cupboard, radiator.

### **Externally**

#### **Front Garden**

Open plan garden with driveway to the side providing off road parking for two vehicles.

#### **Garage**

A single up-and-over door to the front with electricity connected and storage to the eaves.

#### **Rear Garden**

Mainly laid to lawn with a small patio surrounded by a fenced boundary, pedestrian gate to the side.

### **Agents Notes**

Local Authority: West Northamptonshire

Council Tax Band: D

### **Local Area**

Moulton, situated approximately 4 miles north of Northampton, is a sizable village boasting a wide range of amenities and services. These include both primary and secondary schools, an agricultural college, a church, a Methodist chapel, a theatre, a doctor's surgery, a chemist, a library, a supermarket, general stores, a post office, a petrol station, several public houses, the Moulton club, and a café.

The village supports various community groups and activities, facilitated by the presence of a Community Centre with a café and a Leisure Centre. Additionally, Moulton Park Industrial Estate borders the southwestern edge of the village, ensuring convenient access to main roads. The A43 and A45 ring roads provide excellent connectivity, linking to the A14 (M6) and M1 J15 respectively. Furthermore, mainline rail services from Northampton connect to London Euston and Birmingham New Street, enhancing the village's accessibility and connectivity.

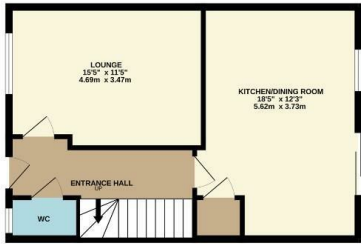




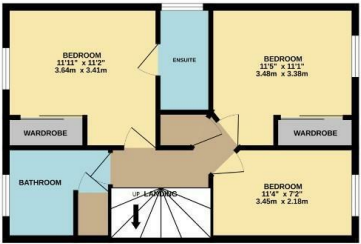




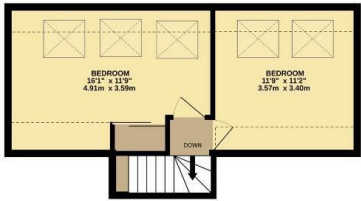
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>82</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.