

2 St. Nicholas Drive
Moulton
NN3 7DS

£635,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to welcome to the market this simply STUNNING executive home. Boasting four double bedrooms and situated in the sought after village of Moulton, this family home has been tastefully decorated top to bottom with an immaculate, modern finish throughout.

Nestled on corner plot within a cul de sac, this modern development falls within fantastic school catchments and has brilliant road links. Offered to the market with NO CHAIN we highly recommend viewings to appreciate everything on offer.

The spacious entrance hall gives a bright and airy feel flowing to all ground floor accommodation. The stylish Kitchen/diner is definitely the hub of this home, we especially love the floor to ceiling box bay windows with French doors flooding the space with natural light. All appliances are integrated throughout the kitchen and separate utility room with the added benefits of an instant hot water tap alongside the water softener. There are a further three reception rooms including the study, playroom/dining room & great size lounge with French doors into the garden. To conclude the ground floor there is a cloakroom and stairs rising to the first floor landing.

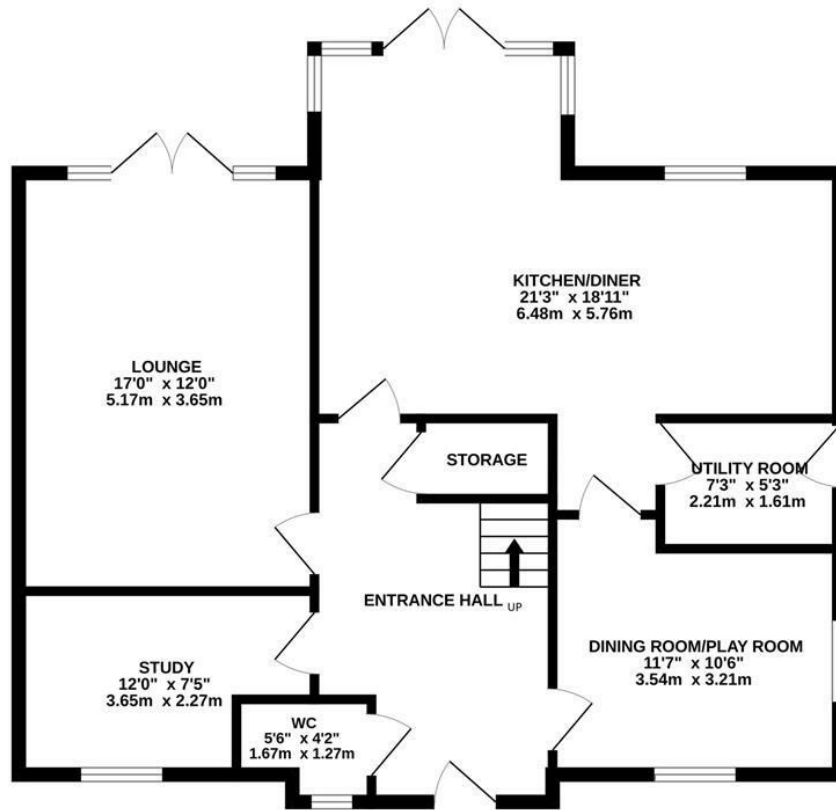
Here you will find all four double bedrooms and the immaculate family bathroom comprising a four piece suite. The impressive master bedroom has a dressing area with plenty of built in wardrobes and an ensuite comprising a four piece suite. Bedroom two also has the addition of a secondary ensuite and there is storage on the landing.

Externally the wrap around rear garden is a great size especially for a modern built home and feels very private! The generous patio directly from the property gives plenty of seating areas complete with a large lawn. Side access gives access to the front leading to the double garage and driveway providing off road parking.

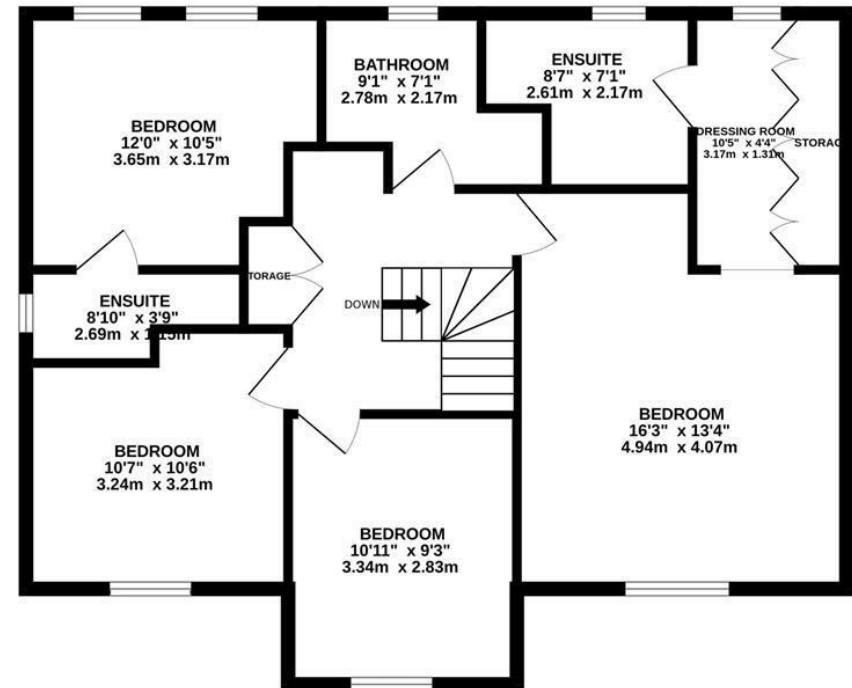
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Floor Plan

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

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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AT A GLANCE...



Three receptions plus large kitchen/diner



Modern kitchen & utility with integrated appliances



Four double bedrooms



Cloakroom, two ensembles & family bathroom all immaculate



Gorgeous landscaped rear garden



Driveway providing off road parking plus double garage





SELLER'S SECRET

This has been a great family home we have decorated throughout and added air conditioning to both ground floor and first floor it is a great addition for the hot summer months!



Why we like it....

The garden feels very private and is a lovely size especially having the additional space to the side of the property! The location is brilliant within Moulton and throughout the property is so stylish we LOVE the décor and upgrades the current owners have made!

To buy or not to buy....

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