



2 Woodrush Way, Moulton, Northampton, NN3 7HU
£350,000 Freehold

An extended and beautifully presented detached family home, located on a quiet cul-de-sac in the popular Moulton Leys development. The property has been loved and maintained by the same family for 40 years and offers accommodation comprising entrance hall, cloakroom WC, lounge with bespoke fitted furniture and built around the fireplace, kitchen/dining/family room also benefitting from a solid wood range of kitchen units and opening on to a family space with vaulted ceiling overlooking the rear garden. There is a door to the garage and utility room. On the first floor are three double bedrooms and family bathroom. Outside the front provides a driveway and leads to the garage. The attractive rear garden enjoys areas of well stocked beds, paved patio, lawn and ornamental pond. Viewing is essential to appreciate the charm of this lovely home. EPC Rating: C. Council Tax Band: D

Detached Family Home | Well Presented & Extended | Utility & Cloakroom/WC | Three Double Bedrooms | Attractive Gardens | Garage & Driveway

modern marketing · traditional values

ENTRANCE HALL

Obscure uPVC double glazed entrance door. Staircase rising to first floor landing with cupboard below. Doors to:

WC

Obscure uPVC double glazed window to side elevation. Fitted white suite comprising low level WC and wall mounted wash hand basin. Wood panelling to 3/4 height. Fuse box.

LOUNGE 4.90m x 3.45m (16'1 x 11'4)

uPVC double glazed window to front elevation. Feature fireplace with inset wood burner on a tiled hearth with oak mantel over. Bespoke solid wood storage cupboards and display units to both alcoves. Radiator. Wall light points.

KITCHEN/DINING/FAMILY ROOM 6.48m x 5.54m (21'3 x 18'2) Max

A wonderful L shaped room which offers an extensive range of bespoke cupboards, drawers and display units with butchers block work surfaces over. Built in wall mounted double oven, gas hob and extractor canopy over. Space for fridge/freezer. Space and plumbing for dishwasher. Oversized sink and drainer with swan neck mixer tap. Complimentary tiling to splash and working areas. Door to garage. Ample space for dining suite and the family area enjoys a vaulted ceiling with Velux windows and a lovely view over the garden. Exposed oak flooring through all areas of this sociable room.

UTILITY ROOM 2.21m x 2.34m (7'3 x 7'8)

Accessed via courtesy door to garage. Offers space for white goods including plumbing for washing machine with work surfaces over. Double glazed door and window to rear garden.

FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Airing cupboard. Access to loft space via loft ladder. Doors to:

BEDROOM ONE 3.53m x 3.28m (11'7 x 10'9)

Double glazed window to rear elevation. Radiator. Bespoke built in storage. Built in double wardrobes.

BEDROOM TWO 3.78m x 2.74m (12'5 x 9'0)

Double glazed window to front elevation. Radiator. Built in double wardrobes.

BEDROOM THREE 2.64m x 2.62m (8'8 x 8'7)

Double glazed window to front elevation. Radiator.

BATHROOM 1.85m x 2.03m (6'1 x 6'8)

Obscure double glazed window to rear elevation. Retro school style radiator. Suite comprising panelled bath with wall mounted electric shower over, low level WC and pedestal wash hand basin. Tiling to splash back areas. Tiled floor. Spotlights to ceiling.

OUTSIDE

FRONT GARDEN

Block paved driveway leading to the garage and entrance door. The remainder is laid to lawn with flower and shrub borders.

GARAGE 4.80m x 2.36m (15'9 x 7'9)

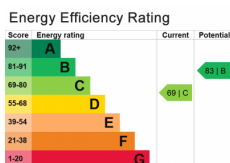
Double opening timber doors giving access. Power and light connected. Courtesy door to utility and to kitchen.

REAR GARDEN

A paved patio with pergola sits to the side of the family room. A step up to the well tended and designed garden offering lawn, well stocked bed, established trees and shrubs and an established fish pond with filtration system.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

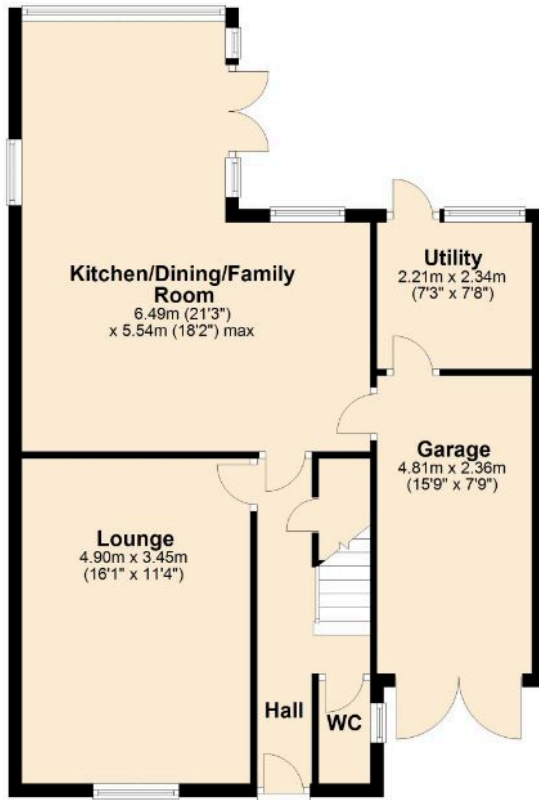


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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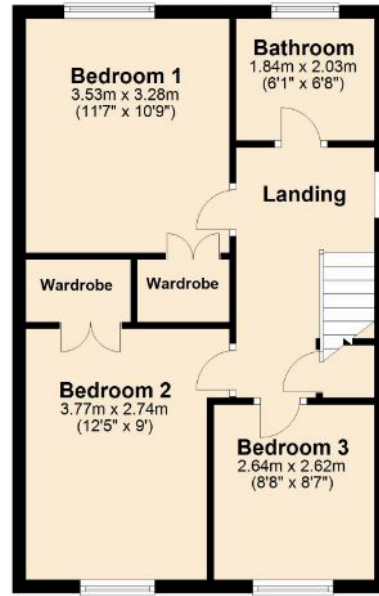
Ground Floor

Approx. 70.4 sq. metres (758.2 sq. feet)

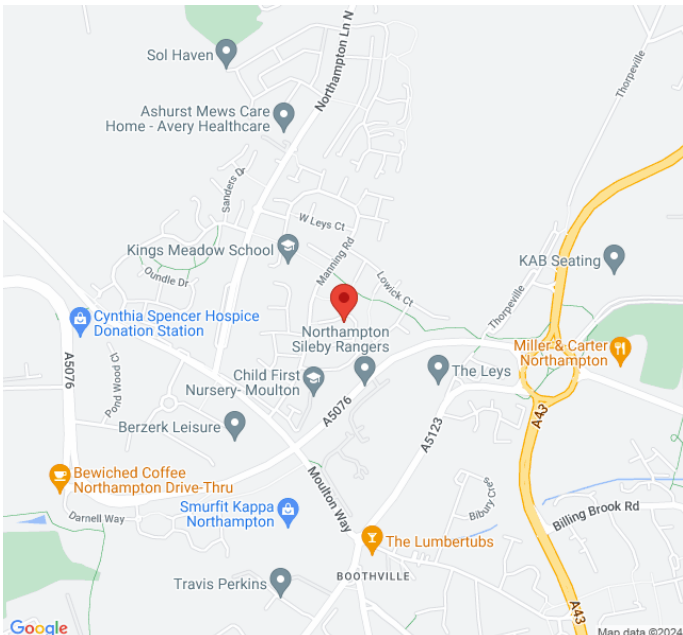


First Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



Total area: approx. 120.8 sq. metres (1299.7 sq. feet)



LOCAL AREA INFORMATION

Moulton is a large village 4 miles north of Northampton with an eclectic mix of properties ranging from stone built cottages on narrow winding lanes to modern developments. Services and amenities are also diverse and include primary and secondary schools, an agricultural college which incorporates an animal therapy centre, church, Methodist chapel, theatre, doctors surgery, chemist, library, supermarket, general stores, post office, petrol station, public houses, Moulton club and a cafe. Supporting a variety of community groups, Moulton also has a Community Centre with cafe, and leisure centre. With Moulton Park Industrial Estate bordering the south west edge of the village, main road access is well catered for by the A43 and A45 ring roads, which link to A14 (M6) and M1 J15 respectively, and mainline rail access from Northampton to London Euston and Birmingham New Street.

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