



27 Gayhurst Close, Moulton, Northampton, NN3 7LQ
Guide Price £325,000 Freehold

Benefitting from extensions and refurbishment this semi detached property offers impressive contemporary living. The accommodation comprises entrance hall, lounge with underfloor heating which opens to a dining room or snug area, beyond here is a beautiful kitchen/family room, also with underfloor heating and bi-fold doors overlooking the stunning private rear garden. There is also a refitted bathroom and two bedrooms to the ground floor. Upstairs offers a master bedroom with walk in wardrobe and stylish en-suite in excess of 16ft. Outside, the front and side are block paved maximising the off road parking. To the rear is an established rear garden boasting both a summerhouse plus a purpose built hobby room which could serve as a home office. Viewing is essential to appreciate this well appointed modern family home. EPC Rating: D

Open Plan Kitchen/Dining/Living | Versatile Accommodation | Cul-De-Sac Location | Three Bedrooms | En-Suite To Bedroom One | Off Road Parking

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door with uPVC double glazed windows either side. Cupboard housing Vaillant combination boiler. Recessed spotlights. Radiator. Door to:

LOUNGE 4.65m x 2.92m (15'3 x 9'7)

Plus 11'11 x 9'0 snug / dining area

uPVC double glazed window to front elevation. Recesses spotlights. Television point. Underfloor heating. Staircase rising to first floor landing with storage under. Feature flame effect fire. Door to inner hall.

KITCHEN/ FAMILY ROOM 7.59m x 3.51m (24'11 x 11'6)

uPVC obscure double glazed door to front elevation. uPVC bi- folding doors opening to garden. Fitted with a range of wall mounted and base level cupboards and drawers with wood effect work surfaces over. Tiling to splash back areas. Integrated De Dietrich oven and induction hob with glass extractor hood. Integrated dishwasher. Plumbing for washing machine. Space for freestanding fridge/freezer. One and a half bowl sink and drainer with mixer tap over. Spotlights. Breakfast bar area. Tiled floor. Underfloor heating.

INNER HALL

Access to loft space. Doors to:

BEDROOM TWO 2.31m x 2.54m (7'7 x 8'4)

uPVC double glazed window to side elevation. Underfloor heating.

BATHROOM 1.80m x 1.52m (5'11 x 5'0)

Obscure uPVC double glazed window to side elevation. Heated towel rail. Refitted white suite comprising panelled bath with Mira shower over and glass screen, concealed cistern WC and wall mounted wash hand basin with mixer tap and cupboard under. Recessed spotlights. Tiling to full height.

BEDROOM THREE 2.44m x 2.41m (8'0 x 7'11)

uPVC double glazed window to side elevation. Radiator. Storage cupboard.

FIRST FLOOR

BEDROOM ONE 3.23m x 2.97m (10'7 x 9'9)

uPVC double glazed window to rear elevation. Radiator. Walk in wardrobe. Glass panelled door to en-suite.

EN-SUITE 5.00m x 2.13m (16'5 x 7'0) Max

Obscure uPVC double glazed windows to rear and side elevations. Heated towel rail. Radiator. A four piece suite comprising claw foot roll top bath with shower attachment, double width shower cubicle with glass shower screen and large rain effect shower head plus further hand held head, dual flush WC and wall mounted wash hand basin with mixer tap and cupboard under. Tiled floor. Recessed spotlights. Tiled to full height.

OUTSIDE

FRONT GARDEN

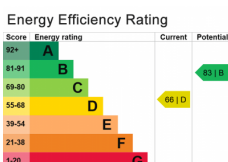
Predominately block paved to maximise the off road parking.

REAR GARDEN

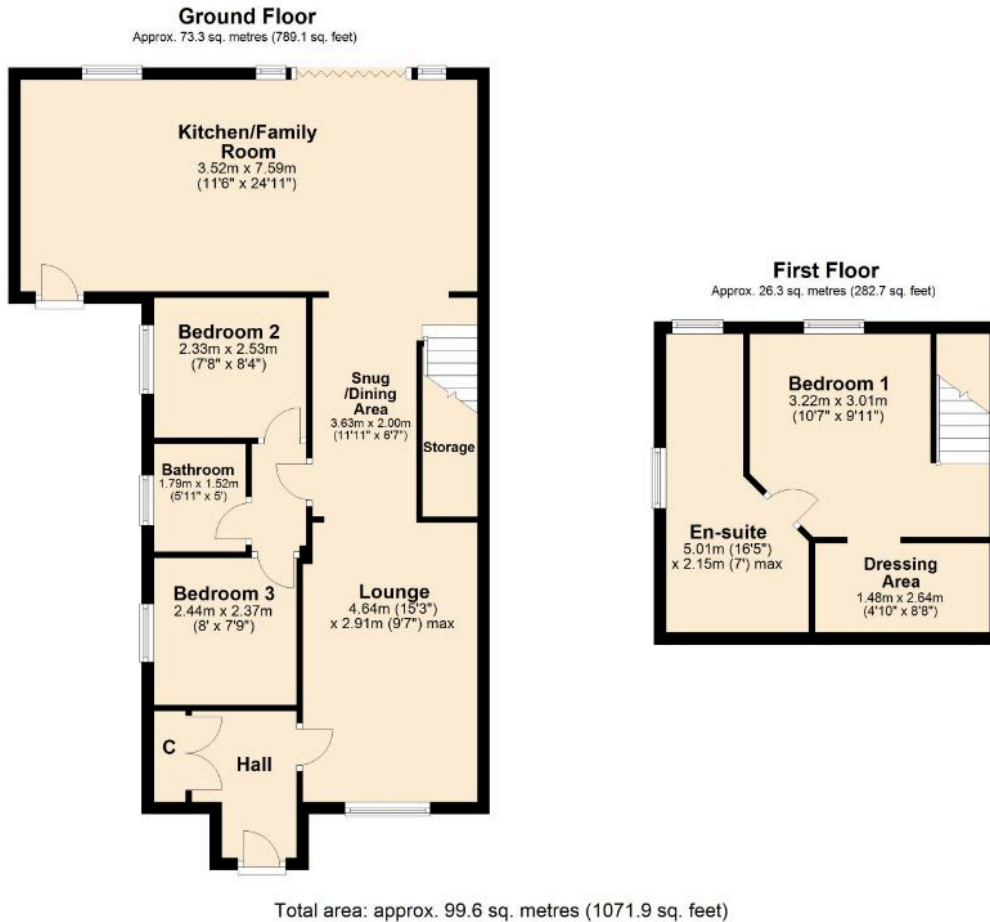
Commencing with a decked patio area, accessed via the family room and bi-fold doors. The established, attractive rear garden enjoys a good degree of privacy and benefits from both a summerhouse and a large purpose built hobby room or storage room. Patio seating area lays under the pergola surrounded by planting with the remainder laid to lawn. Water tap. External lighting.

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.



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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