

18 Barbers Close

Moulton, Northampton, NN3 7WE

£600,000 Freehold



A five bedroom detached Mulberry Home built to the Watermead Design. This high quality home has been upgraded during construction and lived in very well by the only owners. It stands at the end of a quiet cul-de-sac facing an open area that is designated as green space.

The property has a hall, cloakroom, sitting room with log burner and bi-fold doors leading out to the garden, dining room, large kitchen / breakfast / living room with central island, granite work tops and bi-fold doors to the garden, there is also a utility room on the ground floor.

To the first floor are five bedrooms, family bathroom and two en-suites.

There is a four car driveway and extra large (20'5 x 19'6) double garage with electrically operated doors. The entire property is in immaculate condition inside and out and is a credit to the current owners.

EPC Rating B. Council Tax Band G.



ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing with understairs storage cupboard. Tiled floor.

CLOAKROOM 1.70m x 0.84m (5'7 x 2'9)

Radiator. Suite comprising WC and wash hand basin. Tiled splash backs. Tiled floor.

SITTING ROOM 6.58m x 4.42m (21'7 x 14'6)

Windows to front and side elevations. Bi-fold and single door to rear elevation. Two radiators. Fireplace with cast iron multi fuel stove.

DINING ROOM 3.07m x 3.78m (10'1 x 12'5)

Window to front elevation. Radiator.

KITCHEN / BREAKFAST / LIVING ROOM 5.97m x 5.23m (19'7 x 17'2)

Window to rear elevation. Bi-fold door and single door to side elevation. Radiator. Fitted with range of wall, base and drawer units with granite worksurfaces over and concealed lighting. Underslung one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated fridge, freezer and dishwasher. Built in oven and grill. Central island with breakfast bar and gas hob with extractor hood over. Tiled floor. Pantry cupboard.

UTILITY ROOM 1.70m x 2.79m (5'7 x 9'2)

Radiator. Fitted with wall and base units with granite worksurfaces over. Wall unit housing gas boiler. Underslung stainless steel sink unit. Tiled floor. Space for washing machine and tumble dryer. Door to side elevation.

FIRST FLOOR LANDING

Window to rear elevation. Radiator. Access to loft space. Airing cupboard.

BEDROOM ONE 4.34m x 5.23m (14'3 x 17'2)

Window to rear elevation. Two windows to side elevation. Two radiators. Built in wardrobe.

EN-SUITE 1.45m x 1.98m (4'9 x 6'6)

Window to side elevation. Chrome heated towel rail. Suite comprising shower in a large tiled cubicle, WC and wash hand basin with storage below. Tiled splash backs. Tiled floor.

BEDROOM TWO 4.17m x 3.53m (13'8 x 11'7)

Window to front elevation. Radiator. Built in wardrobe.

EN-SUITE 1.35m x 2.67m (4'5 x 8'9)

Window to side elevation. Chrome heated towel rail. Suite comprising shower in a tiled cubicle, WC and wash hand basin with storage below. Tiled splash backs. Tiled floor.

BEDROOM THREE 3.68m x 3.25m (12'1 x 10'8)

Window to front elevation. Radiator. Built in wardrobes.

BEDROOM FOUR 2.79m x 3.25m (9'2 x 10'8)

Window to rear elevation. Radiator.

BEDROOM FIVE 3.51m x 1.75m (11'6 x 5'9)

Window to front elevation. Radiator.

BATHROOM 2.03m x 2.92m (6'8 x 9'7)

Window to side elevation. Chrome heated towel rail. Suite comprising bath with shower attachment over, shower in a tiled cubicle, WC and wash hand basin with storage below. Tiled splash backs. Tiled floor.

OUTSIDE

FRONT GARDEN

Driveway for four - five vehicles. Lawn and borders. Side gate.

DOUBLE GARAGE 6.22m x 5.94m (20'5 x 19'6)

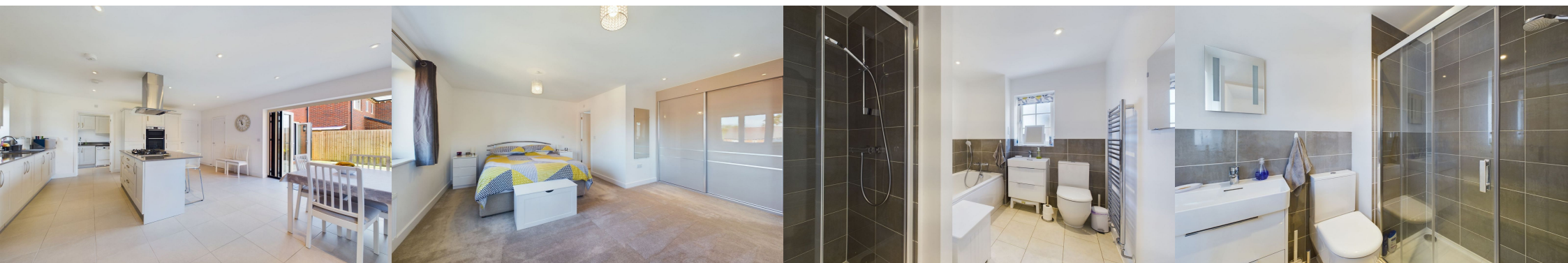
Twin electric up and over doors. Power and light connected. Roof storage space.

REAR GARDEN

Large paved patio with the remainder laid to lawn.

DRAFT DETAILS

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





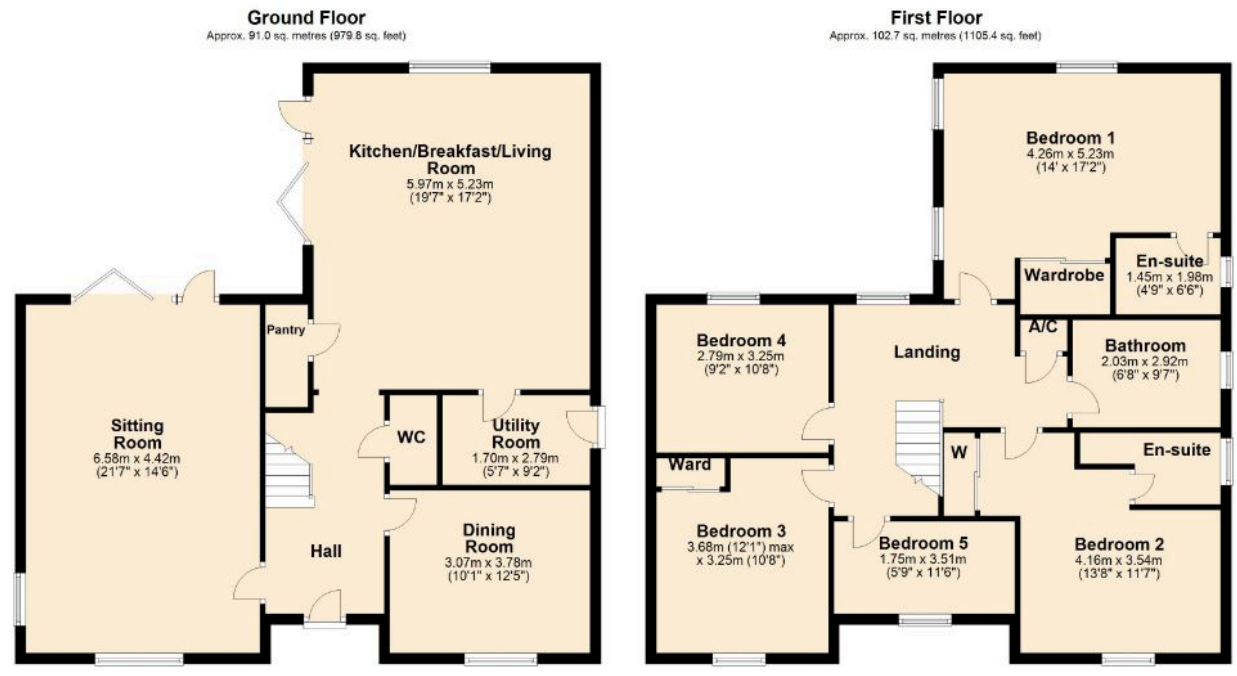
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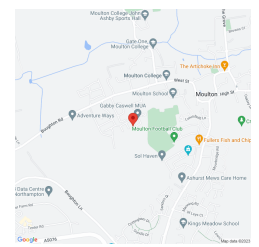
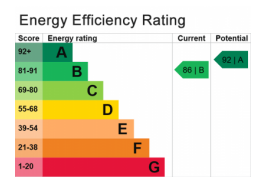


Local Area Information

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.



Total area: approx. 193.7 sq. metres (2085.2 sq. feet)



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.