



54 Moorbridge Road, Moulton, Northampton, NN3 7AA

HOWKINS &  
HARRISON



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Northampton, NN3 7AA

Offers in excess of £400,000

A well-presented and extended four bedroom detached family home built by Redrow Homes, located in the Carey Fields development and within short commute of local schools and amenities in the village of Moulton.

#### Features

- Modern detached house
- Redrow Homes built
- Four bedrooms with en-suite to master
- Study
- Three floors
- Detached garage
- Kitchen/dining room
- Cloakroom
- Family bathroom
- EPC rating B





## Location

The village of Moulton is situated approximately 5 miles to the north east of Northampton town centre. The village offers a good range of local facilities including public houses, Co-Op, garage, doctors surgery and chemist. There is both primary and secondary schooling in the village together with Moulton Agricultural College. Sailing and fishing are available at nearby Pitsford Reservoir together with golf at Overstone Park, Church Brampton and Harlestone. Communications in the area include trains from Northampton to London Euston in one hour, Wellingborough with trains to London St Pancras in 50 minutes and Junction 15 of the M1 motorway is approximately 9 miles distance.



## Ground Floor

The entrance hall has stairs that rise to the first floor accommodation, doors off to the lounge, cloakroom and kitchen/breakfast room which has a range of medium oak facing cabinets, work surfaces incorporating a sink unit, hob, double oven, fridge/freezer, dishwasher, laundry cupboard which has space for a washing machine and space for dryer and patio doors leading out to the rear garden.

## Upper Floors

The first floor has the master bedroom with built in wardrobes and an en-suite shower room, one further bedroom, study and a family bathroom. The second floor has two further bedrooms that are in addition to the original build by Redrow Homes.

## Outside

The front garden is lawned with a driveway at the side of the house providing off road parking that leads to a garage, the rear garden has a paved patio, lawned gardens which are enclosed by fencing.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

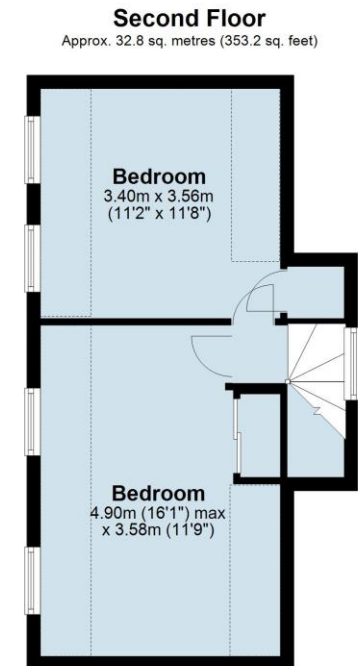
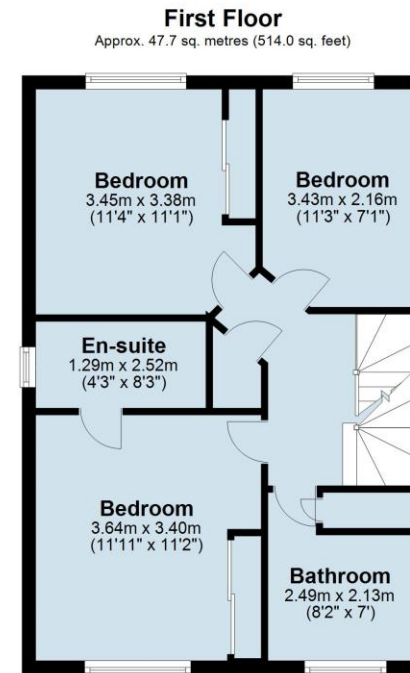
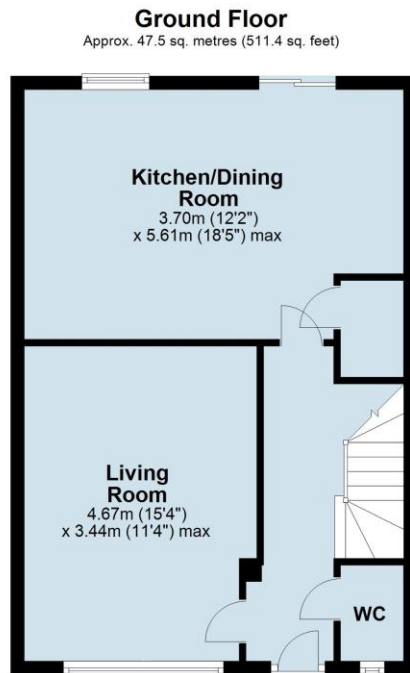
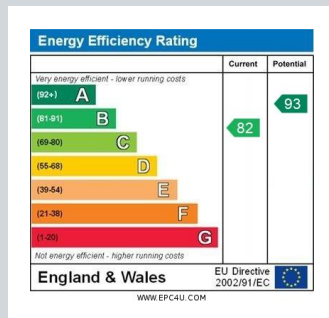
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council. Daventry Area

Tel: 0300-1267000

Council Tax Band- D



Total area: approx. 128.1 sq. metres (1378.5 sq. feet)

## Howkins & Harrison

14 Bridge Street, Northampton, NN1 1NW

Telephone 01604 823456

Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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