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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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54 Moorbridge Road, Moulton, Northampton, NN3 7AA

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A fantastic opportunity to purchase an extremely well-presented five-bedroomed detached family home situated in the popular location of Carey Fields in Moulton. The property is presented in good order and benefits from a recent loft extension which has presented two further bedrooms in the roof. The accommodation now extends to approximately 1,300 square feet comprises entrance hall, WC, lounge, open plan kitchen/diner with two bedroom and a study to the first floor with an ensuite to bedroom one and a family bathroom. On the second floor there are two further bedrooms. Outside there is off-road parking for multiple vehicles with an attractively landscaped rear garden with access to a single garage.

Price £400,000 Freehold

ACCOMMODATION

ENTRANCE HALL

14'08 x 6'10
Entered via a part glazed front door, there are stairs rising to the first floor with a door to:-

LOUNGE

11'04 x 7'07
A four casement window to the front elevation, there are TV points connected and carpet fitted.



WC

5'06 x 3'01
Suite comprising WC and hand wash basin with a window to the front elevation.

KITCHEN/DINER

18'05 x 12'03
An open plan room with floor-to-ceiling windows and doors to the rear elevation. There is space for a dining suite and sideboard with fitted storage.



KITCHEN AREA

Fitted with a range of floor and wall-mounted units and composite worktop and upstand. There is an integrated stainless steel sink and drainer, dishwasher, washing machine, double oven and x4 gas hob with extractor above.



FIRST FLOOR

LANDING

Access to storage with stairs rising to the second floor and doors to:-



BEDROOM ONE

11'04 x 11'02
With a three-casement window to the front elevation, there is space for a king-sized bed and a built-in wardrobe with a door leading to:-



ENSUITE

8'04 x 4'03
Suite comprising double shower cubicle

BEDROOM TWO

11'04 x 11'02
Space for a double bed and integrated wardrobes, there is a three-casement window overlooking the rear garden.



BEDROOM THREE

11'08 x 7'02
Space that can be used as a study room.

FAMILY BATHROOM

8'02 x 6'11
Suite comprising bath with shower over, WC and hand wash basin with a window to the front elevation.



SECOND FLOOR

BEDROOM FOUR

11'02 x 9'10
Forming part of a loft extension there are three Velux windows to the side elevation, there is room for a double bed and work station.



BEDROOM FIVE

16'01 x 11'01
Two velux windows to the side elevation and space for a single bed with storage to the eaves and carpet fitted.



OUTSIDE

REAR GARDEN

Mainly laid to lawn with a small patio surrounded by a fenced boundary. There is a pedestrian gate leading to two off-road parking spaces.

GARAGE

A single up-and-over door to the front with electricity connected and storage to the eaves.

SERVICES

Mains drainage, gas, water and electricity are connected.

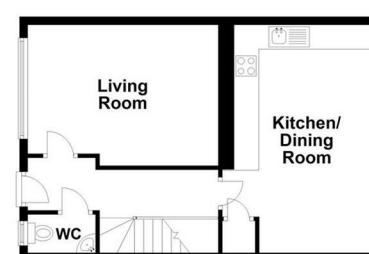
LOCAL AMENITIES

Within the village, there is a General Store/Post Office, Co-op Mini Market, Newsagents, Chemists, Garage and a Doctors Surgery. There is a recreation ground and a Village Hall, an active WI and the Barn Theatre Amateur Dramatic Group. Local schools include Moulton Primary School and secondary education at Moulton School. There are also bus services to and from Northampton town centre.

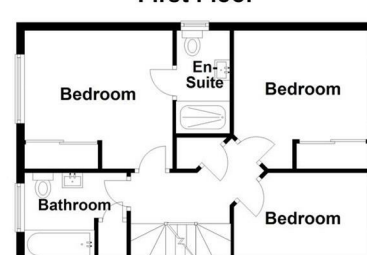
HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along the A428 towards Nene Valley Way taking the second exit onto the A45. Proceed in an easterly direction taking the first exit turning left onto the A43 and continuing towards Moulton. Upon approaching the Moulton Park roundabout take the first exit onto Talavera Way and then the third exit onto Moulton Way. At the traffic light junction turn right onto Northampton Lane South and continue until the next set of traffic lights, turning right onto Moorbridge Road and continuing around where the property can be found on the right-hand side.

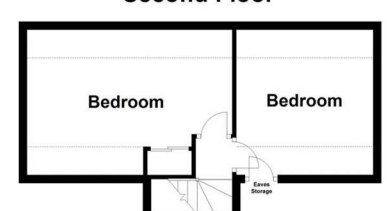
Ground Floor



First Floor



Second Floor



For illustration purposes only - not to scale