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ESTATE AGENTS



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22 Moored Road, Yardley Gobion, Towcester, NN12 7UF

# 22 Moorend Road, Yardley Gobion, Towcester, NN12 7UF

**\*\*NO UPPER CHAIN\*\*** A wonderful opportunity to purchase a contemporary five-bedroom detached family home located in the sought-after village of Yardley Gobion. This unique house was built in 2011 from a mix of stone and wood cladding, it offers open-plan living accommodation with fantastic character features including bi-fold doors from the kitchen to the hidden courtyard located at the centre of the property. The floor area extends to approximately 2,500 sq ft comprising entrance hall, WC/utility, snug/home office, kitchen/diner, lounge and playroom. To the second floor, there is a fantastic vaulted ceiling on the landing leading to a master bedroom with Juliet doors overlooking the rear garden, four further bedrooms and family bathroom with two en-suites. Outside there is a substantial rear patio and lengthy garden laid to lawn with a hidden seating area and room for storage. Under the carport, there is off-road parking and access to further storage.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Entered via a solid oak front door there is a wonderful handcrafted oak staircase leading to the first floor. The walls are decorated with acupanel and the hallway opens to:-



#### KITCHEN/DINER

30'07 x 13'02  
A fantastic family area with bi-fold doors leading to the internal courtyard garden. The rooms are open plan allowing for a multipurpose reception area.



#### KITCHEN AREA

A high-grade kitchen fitted with a range of floor and bifold wall-mounted units with soft close deep dish drawers. There is a glass upstand over a quartz worktop with LED under-mounted lights, a sunken stainless steel sink and drainer with chrome tap over. The island takes centre stage with a breakfast bar to one side and storage to the other parted by two ovens below the electric induction hob. To the ceiling, there are spotlights and integrated ventilation, there is also a fitted dishwasher with access to:



#### PANTRY

6'08 x 5'11  
An amazing space to keep all the kitchen equipment well hidden, there are a range of shelves with space for a fridge/freezer.

#### DINING AREA

Suitable as a snug or dining area with bi-fold doors to the internal courtyard with a further door to:-



#### LOUNGE

29'01 x 12'09  
Benefitting from a wonderful view of the garden from the bifold doors, there are further doors to the courtyard. This substantial space is fitted with an engineered oak floor with TV and telephone points connected.



## Price £850,000 Freehold



#### PLAY AREA

Part of the lounge is useable as a play area with windows to the rear elevation.

#### STUDY

13'00 x 13'00  
Patio doors to the internal courtyard and windows to the front elevation this room is fitted with an oak floor and offers space for a work-from-home office or a further living area with TV points connected and an attractive fireplace fitted.



#### UTILITY/WC

6'07 x 9'07  
Fitted with a range of floor-to-ceiling, wall-mounted and floor-mounted units with quartz worktops and integrated stainless steel sink. There are tiled splashback, a WC fitted and a window to the front elevation. There is an integrated washing machine and space for a tumble dryer.

#### FIRST FLOOR

#### LANDING

12'08 x 8'00  
A window to the front elevation the oak staircase has glass balustrades, and oak flooring is fitted throughout with doors to:-

#### BEDROOM ONE

13'10 x 13'05  
A wonderful bedroom with a vaulted ceiling and floor-to-ceiling windows benefiting from a Juliet balcony overlooking the rear garden. There is an integrated dressing area where the oak floor continues from the hallway. TV points are connected with further window to the side elevation and door to:-



#### ENSUITE

7'10 x 7'09  
Tiled from floor to ceiling this wetroom has a fitted shower head with drainage below, WC and hand wash basin with a window to the side elevation. There is access to eaves storage.



#### LANDING

31'07 x 3'03  
A vaulted ceiling with Velux windows to the roof and doors to:-

#### BEDROOM TWO

13'01 x 12'09  
Benefitting from windows to the front elevation and Juliet doors overlooking the courtyard there is space for a double bed. The oak floor continues from the hallway and there is a door to:-



#### ENSUITE

7'00 x 6'02  
Fully tiled with shower cubicle, WC and hand wash basin with a window to the front elevation.

#### BEDROOM THREE

16'07 x 11'03  
Space for a double bed with two windows to the front elevation and TV points connected. There is a range of integrated wardrobes.



#### BEDROOM FOUR

10'00 x 8'09  
Space for a double bed with a window to the side elevation.

#### BEDROOM FIVE

10'00 x 9'03  
Space for a double bed with a window to the side elevation.

#### BATHROOM

10'00 x 6'07  
Fully tiled with a wetroom shower, WC, hand wash basin and separate bath, there is a window to the side elevation.

#### OUTSIDE

There are various sun traps including the internal courtyard accessible only through the kitchen, dining room or study.

#### REAR GARDEN

Mainly laid to grass, the garden is well stocked with mature shrubs and enjoys a sunny aspect. To the bottom of the garden is a secret seating area completely private and access to a storage shed. To the rear of the property is a large paved patio which gives access to the front via the car port. This space is fully secure.



#### CAR PORT

There is off-road parking for two vehicles.

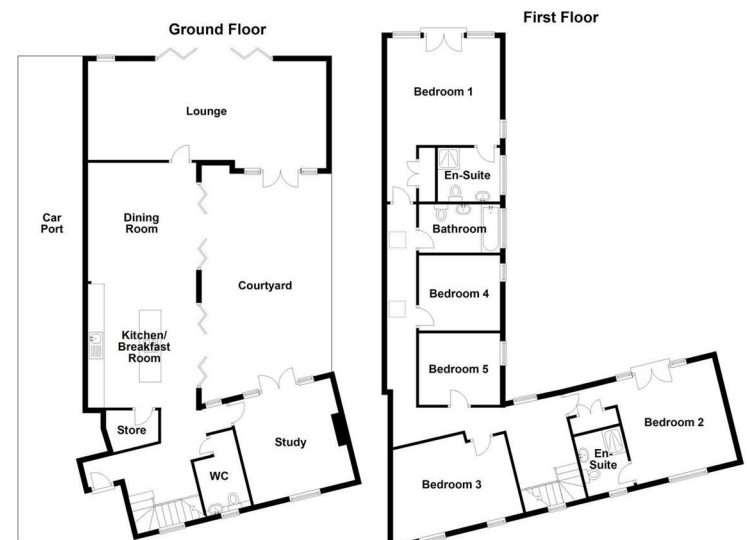
#### SERVICES

Mains gas, water, electricity and drainage are connected.

#### HOW TO GET THERE

#### LOCAL AMINITIES

The village is conveniently nestled between Northampton and Milton Keynes with access to London on the West Coast Main Line. Milton Keynes station is a 12-minute drive making it the closer of the two. The village benefits from a wealth of features including a local Nisa store, a post office and an off-license, there is also a Fish and chip van for those wanting a takeaway. The local St Leonard church sits along the high street and there is access to local parish allotments and playing fields. The Coffee Pot Tavern is the local public house and the village benefits from a Church of England Primary School. Secondary private schools such as Stowe, Akeley Wood and Swanbourne are closeby with The Elizabeth Woodville School located in the nearby village of Roade.



For illustration purposes only - not to scale