



Park View
Moulton, Northampton





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Moulton, Northampton, NN3 7TW

OCCUPYING A SOUGHT AFTER POSITION ON THE EVER POPULAR PARK VIEW IN MOULTON VILLAGE, THIS IMPECCABLY PRESENTED FOUR BEDROOM DETACHED BAY FRONTED HOME OFFERS EXCEPTIONAL FAMILY LIVING THROUGHOUT. HAVING UNDERGONE AN EXTENSIVE AND METICULOUS TRANSFORMATION BY THE CURRENT OWNERS, THE PROPERTY HAS BEEN FINISHED TO AN OUTSTANDING STANDARD, COMBINING ELEGANT DESIGN WITH LUXURIOUS CONTEMPORARY FITTINGS.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- LIVING ROOM
- DINING ROOM
- STUDY

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£725,000 Freehold





THE PROPERTY

The quality of the home is immediately evident upon entering the spacious and impressive reception hall, featuring a striking oak staircase, stylish tiled flooring, a cloakroom, and doors leading to all principal ground floor rooms. To the front, the generous study has been beautifully fitted with bespoke cabinetry and a dresser unit, enhanced by warm LED lighting to create a sophisticated home office. Opposite, the elegant dining room is perfectly proportioned for entertaining, comfortably accommodating a large dining table, while the attractive bay window fills the room with natural light.

To the rear, the inviting living room has been tastefully designed with feature panelled walls, a fireplace creating a wonderful focal point, and French doors opening directly onto the landscaped rear garden.

The heart of the home is undoubtedly the stunning, high specification kitchen, fitted with premium quartz worktops and an extensive range of Siemens integrated appliances, including two ovens, two dishwashers, a full height fridge, a full height freezer, and an induction hob. A spacious pantry provides excellent additional storage, while a separate utility room offers further practicality.

The first floor continues the home's luxurious feel with a spacious landing leading to four generously sized double bedrooms and the family bathroom. The principal bedroom and bedroom two both overlook the rear garden and benefit from beautifully appointed, hotel quality en-suite shower rooms. Bedrooms three and four enjoy views to the front and are served by the stylish family bathroom, which is fitted with an elegant four piece suite.

Externally, the property is equally impressive. To the front, a substantial resin bound driveway provides extensive off road parking and leads to a detached double garage. The private rear garden has been thoughtfully landscaped to create an exceptional outdoor space, featuring a generous patio extending from both the living room and kitchen, ideal for al fresco dining and entertaining. Beyond lies a beautifully maintained lawn bordered by well stocked planting beds, while a charming timber gazebo offers a sheltered seating area to be enjoyed throughout the seasons.

EPC Rating TBC. Council Tax Band G.



LOCATION

Moulton is an expanding 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, supermarket, general stores, post office, petrol station, public houses, a charming art gallery with coffee house and Community Centre with library and café. Supporting a variety of community groups, Moulton also has numerous sporting clubs operating from Moulton Sports Complex and Village Hall. 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.



IMPORTANT NOTICE

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FLOORPLAN

TOTAL AREA: APPROX. 180.9 SQ. METRES (1945 SQ. FEET)



Approximate total area⁽¹⁾
1945 ft²
180.9 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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