

**77B Park View  
Moulton  
NORTHAMPTON  
NN3 7UZ**

**£875,000**



- **INDIVIDUAL DETACHED HOUSE**
- **THIRD OF AN ACRE PLOT**
- **LARGE CONSERVATORY**
- **SECLUDED GARDENS**
- **NO ONWARD CHAIN**

- **GROUND FLOOR ANNEX**
- **THREE RECEPTION ROOMS**
- **DOUBLE GARAGE**
- **HYBRID HEATING SYSTEM**
- **ENERGY EFFICIENCY RATING: C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

An individual detached home with ground floor self-contained annex and large double garage. Occupying a third of an acre plot, and nestled up its own private driveway with mature, secluded gardens, this substantial home offers generational living.

Constructed twenty three years ago, and with one owner from new, the property has been extremely well maintained and upgraded over the years. The main part of the house has a spacious living room, family room/study, dining room, conservatory, kitchen/breakfast room, utility room and downstairs cloakroom. To the first floor are three double bedrooms and three bathrooms. The ground floor annex offers a large lounge/diner/kitchen, double bedroom, wet room and utility room.

Externally there is parking for at least half a dozen cars to the front. There are mature gardens to three sides of the property including a small orchard, lawns and pond. The rear garden is extremely private.

### **Accommodation Comprises**

Entry via a partly glazed composite door with windows to both sides into:

#### **Entrance Hall**

Spacious and light entrance. Karndean flooring. Two large coat-hanging cupboards. Two radiators. Galleried oak and glass staircase rising to the first floor.

#### **Cloakroom**

With a suite to comprise; vanity unit with wash-hand basin and tiled splashback, and a close-coupled w.c. Karndean flooring. Radiator. Frosted window to side elevation.

#### **Living Room**

22'2" x 14'7" (6.76 x 4.46)

Window to the front aspect. Window to the side aspect. Feature fireplace with inset living flame gas fire, marble hearth, timber and marble surround, and mantle over. Karndean flooring. Radiator. Wall light points. French doors open to the conservatory.

#### **Family Room / Study**

13'5" x 11'7" (4.10 x 3.55)

Hammonds office fitted furniture to one wall. Karndean flooring. Radiator. French doors open to the conservatory.

#### **Dining Room**

13'5" x 11'6" (4.10 x 3.52)

Karndean flooring. Radiator. French doors open to the rear garden.

#### **Kitchen / Breakfast Room**

15'6" x 14'0" max (4.73 x 4.28 max)

Fitted by Magnet with a range of Shaker style cream base and wall-mounted units. Granite effect work surface space incorporating a one-and-a-half bowl inset sink unit with mixer tap/plate washer. Space for a freestanding cooker. Integrated Neff dishwasher. Space for an upright fridge/freezer. Built-in wine rack and woven basket drawers. Half-height tiling. Radiator. Two windows overlooking the rear garden.

### **Utility Room**

8'9" x 7'1" (2.68 x 2.16)

Fitted base and wall units with granite effect work surface space. Space and plumbing for a washing machine. Space and vent for a tumble dryer. Space for a fridge and separate freezer. Half-height tiling. Window to rear elevation. Partly glazed door to garden.

### **Conservatory**

21'3" x 12'1" (6.50 x 3.70)

A beautiful addition to the property this large conservatory has glazing to three sides, electrically operated roof blinds, French doors to both sides and Baxi gas heaters.

### **Annex**

The annex has been designed for wheelchair access, incorporating extra wide doors. The annex can be accessed from the main hallway of the house or independently from the garden.

### **Bedroom**

14'1" x 12'8" (4.3 x 3.88 )

Large built-in wardrobe. Wall light points. Window overlooking the rear garden. Door to the wet room.

### **Wet Room**

Shower area with electric shower and screen. Pedestal wash hand basin and low level w.c. Heated chrome towel rail. Wall heater. Frosted window to side elevation.

### **Lounge / Dining Room / Kitchen**

20'3" x 17'5" x max (6.18 x 5.33 x max)

#### **Kitchen Area**

Wall-mounted cupboards. Roll top work surface space incorporating a stainless steel sink and drainer unit. Gas hob with extractor fan over. Built-in single oven with microwave. Space for a dishwasher. Half-height tiling to walls. Recessed spotlights. Window overlooking the garden. Partly glazed door to garden.

#### **Lounge / Dining Area**

Windows to the front aspect. Two radiators.

#### **Utility/Boiler Cupboard**

Wall and base units. Space and plumbing for a washing machine. Space and vent for a tumble dryer. Space for a fridge/freezer. Hybrid air source and condensing boiler.

#### **First Floor Landing**

Storage cupboard. Solar light tube.

#### **Bedroom One**

15'5" x 13'3" max (4.72 x 4.04 max)

Fitted with a range of Hammonds furniture to include, wardrobes, drawers, and dressing table. Radiator. Window overlooking the rear garden. Velux window.

#### **Ensuite Shower/ Dressing Room**

With a suite to comprise; double-width shower cubicle, pedestal wash hand basin, and close-coupled w.c. Fitted wardrobes. Tiled walls. Heated chrome towel rail. Recessed spotlights. Velux window.

**Bedroom Two**

15'5" x 14'3" max (4.71 x 4.35 max)

Window to rear aspect. Velux window to front. Fitted wardrobes with central bed cavity, and matching dresser. Under eaves storage cupboards. Radiator.

**Ensuite Shower Room Two**

With suite to comprise; shower cubicle, vanity unit with wash hand basin, and a close-coupled w.c. Heated chrome towel rail. Recessed spotlights. Electric shaver point.

**Bedroom Three**

10'4" x 9'3" (3.17 x 2.84)

Window to rear aspect. Fitted wardrobes incorporating a desk unit. Under eaves storage cupboard. Radiator.

**Family Bathroom**

With suite to comprise; panelled bath, pedestal wash hand basin, and low-level w.c. Tiled walls. Tiled floor. Heated chrome towel rail. Recessed spotlights. Electric shaver point. Frosted window to rear elevation.

**Front Garden**

Accessed via a private gravelled driveway opening out to a large gravelled parking area. Further block paved parking area. Flower and shrub borders. Electric point. EV point. Outside tap. Wooden shed with power and light.

**Rear Garden**

The mature and well-maintained rear garden incorporates three main areas. To the rear of the annex, there is an orchard with apple, pear, and plum trees. To the corner of the orchard is a summer house with power and light connected, and a small patio area. Directly behind the property, and surrounding the conservatory, there is a lawn, a circular patio, and a fish pond. To the far side of the conservatory and rear of the garage is a further diamond-shaped lawn enclosed by medium-height hedging, with flowers, shrubs, evergreens and raised soft fruit beds. Greenhouse.

**Double Garage**

22'3" x 17'5" (6.8 x 5.33)

Of brick construction with a drop ladder accessing a large, boarded loft area. Two up-and-over doors - one electronically controlled. Window to rear. Light and power are connected.

**Agents Notes**

Council Tax Band: G

**Utilities**

The heating is supplied by a hybrid system of air source heat pump and condensing boiler. The property also has zoned thermostatic heating controls.

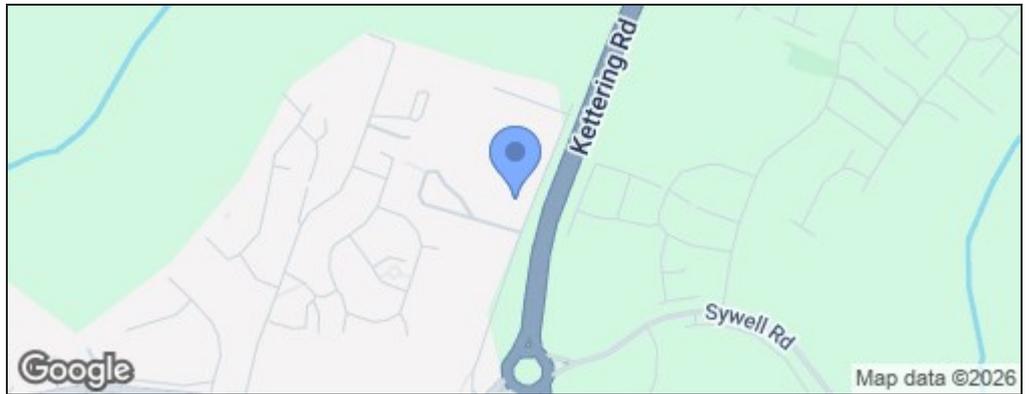






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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