

www.richardgreener.co.uk

9 Westleigh Office Park, Northampton, NN3 6BW  
T: 01604 230222 F: 01604 232627

GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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3 High Street, Moulton, NN3 7SR

# 3 High Street, Moulton, NN3 7SR

A stylish individual modern detached chalet style house standing in exclusive development of four only dwellings in the heart of Moulton Village, very convenient for local amenities. The property is constructed of a combination of stone and brick and offers three/four bedroomed accommodation with a spacious twenty foot long living room with vaulted ceiling and a 20 foot long kitchen/dining room with doors opening to the rear garden. There are bathrooms on both the ground and the first floors and the property has been constructed with mobility access in mind for the ground floor bedroom as well. Externally there is private off-road parking for two vehicles and a very private walled garden to the rear.

## Price £400,000 Freehold

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

5'6 x 3'8

Approach through a composite front door, the hall is open plan to the living room.

##### LIVING ROOM

20'3 x 14'7

A very impressive spacious room with a high vaulted ceiling with twin heritage Velux roof lights and three casement window to the front elevation as well as a further window to the side. The stairs rise to the first floor and double leaf doors lead to:-



##### BEDROOM THREE/STUDY

11'3 x 9'2

With a three casement window to the front elevation.



##### BATHROOM

7'3 x 6'2

With a white suite of shower bath with glazed side screen, vanity wash basin with drawers under and WC with concealed cistern. There are ceramic tiles, splash areas, a vertical heated towel rail and a window to the side elevation.

##### BATHROOM

9'10 x 7'11

A spacious room with a white suite of panelled bath with mixer tap/shower attachment over. Quadrant shower cubicle with glazed sliding doors, vanity wash basin with drawers under, WC with concealed cistern and ceramic tiles splash areas. There is a vertical heated towel rail and a Velux roof light.



##### KITCHEN/DINER

20'3 x 10'10 maximum

The kitchen area is fitted with modern floor and wall cabinets with laminated working surfaces including a one and a half bowl stainless steel sink unit and built-in appliances comprising; a low level fan assisted oven with four place gas hob over and a stainless steel cooker hood. There is an integrated fridge and freezer, an integrated automatic dishwasher as well as plumbing for an automatic washing machine. The dining area has a casement and bi-folding door opening to the rear terrace and garden.



#### FIRST FLOOR

##### LANDING

Housing the airing cupboard with the Prostel mains pressure unvented hot water cylinder. The landing also gives access to:-

##### BEDROOM ONE

13'5 x 12'7

A vaulted ceiling with roof light and a two casement window to the front elevation.



##### INNER HALL

7'2 x 3'6

With access to the under stairs storage cupboard and with oak doors leading to:-

##### BEDROOM TWO

11'6 x 11'3

With a three casement window to the rear elevation.



#### REAR GARDEN

Approach by a paved terrace the rear garden is laid to lawn and bounded by high stone walls and close boarded fencing giving a very high degree of privacy. There is a side pedestrian gate and there are two garden stores where there is external lighting and an external water tap.

#### SERVICES

Mains, drainage, gas, water and electricity are connected. Central heating is through an underfloor system to the ground floor and radiators to the first floor from an Ideal Logic gas fired boiler also providing domestic hot water through a mains pressure and vented hot water cylinder.

#### COUNCIL TAX

West Northamptonshire Council - Band E

#### 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 north easterly direction along the A122 Kettering Road to the outskirts of town at the junction with the Round Spinney roundabout and left onto the A43 dual carriageway signposted towards Kettering. At the next roundabout junction turn left and the bear right into Overstone Road signposted into the village of Moulton. Continue straight on heading into Moulton where Overstone Road merges with the High Street. Continue straight on towards the centre of the village where the property stands on the right hand side.

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#### OUTSIDE

The property is approached by a communal but private access which leads to the four dwellings and a private block paved driveway that leads to the side of the property where there is tandem parking for two vehicles.



1st Floor



2nd Floor