

2 Spinney Close

Moulton, Northampton, NN3 7DH

£492,500 Freehold



Jackson Grundy delighted to offer this well presented and spacious four bedroom detached family home built in 2014.

Located in the popular village of Moulton and close to local schools and amenities.

The full accommodation comprises entrance hall with Karndean flooring which continues through to the study, WC, kitchen/breakfast room and utility room. The kitchen/breakfast room is a light and airy room which overlooks the south west facing rear garden as does the separate dining room. There is a lovely sitting room to the front with a wall hung contemporary fireplace.

To the first floor a spacious landing gives access to the master bedroom with stylish fitted wardrobes and access to a refitted en-suite which has a walk in shower and separate bath. Bedroom two also enjoys an en-suite. Two further bedrooms with Juliette balconies and family bathroom.

Outside, a double width driveway leads to the detached double garage. The south west facing beautifully maintained rear garden has seating areas and a quality artificial lawn.

An early viewing is highly recommended. EPC Rating: B

ENTRANCE HALL

Solid entrance door with obscure glazed side panels. Staircase rising to first floor landing. Karndean flooring. Panelled door to WC.

WC

Obscure uPVC double glazed window to side elevation. A white, two piece suite comprising low level WC and pedestal wash hand basin. Tiling to splash back areas. Extractor fan. Chrome heated towel rail.

STUDY/SNUG 2.44m x 2.69m (8'0 x 8'10)

uPVC double glazed window to front elevation. Radiator. Telephone point.

SITTING ROOM 4.44m x 3.81m (14'7 x 12'6)

uPVC double glazed window to front elevation. Radiator. Television point. Wall mounted remote controlled contemporary fireplace.

DINING ROOM 3.28m x 3.81m (10'9 x 12'6)

uPVC double glazed bay window to rear elevation. Two radiators. Glazed door to kitchen/breakfast room and sitting room.

KITCHEN/BREAKFAST ROOM 3.28m x 6.55m (10'9 x 21'6)

uPVC double glazed French doors to rear elevation. uPVC double glazed windows to side and rear elevations. Fitted stylish wall mounted and base level cupboards and drawers with Quartz work surfaces over and over hung breakfast bar. Built in twin Zanussi ovens, five ring gas hob and extractor canopy over. Integrated fridge/freezer and dishwasher. Recessed spotlights. Extractor fan. Two radiators. Panelled door to utility room. Underslung one and a half bowl sink.

UTILITY ROOM 1.83m x 1.83m (6'0 x 6'0)

Half glazed door to side elevation. Radiator. Fitted stylish wall mounted and base level units with work surfaces over. Stainless steel sink. Wall mounted Logic boiler. Karndean flooring. Integrated washer/dryer.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator. Spacious landing for built in airing cupboard. Furniture. Access to loft space. Panelled doors to:

BEDROOM ONE 3.89m x 3.73m (12'9 x 12'3)

Two uPVC double glazed windows to rear elevation. Radiator. Contemporary style fitted wardrobes to one wall. Part door to:

EN-SUITE 2.87m x 2.57m (9'5 x 8'5)

Obscure uPVC double glazed window to rear elevation. Chrome heated towel rail. A white four piece suite comprising low level WC, pedestal wash hand basin, digital bath with chrome shower over and walk in shower with central water drain twin shower heads and glass screen. Tiled to fully height and tiled floor. Recessed spotlights. Extractor fan. Shaver socket.

BEDROOM TWO 4.11m x 2.92m (13'6 x 9'7)

uPVC double glazed window to rear elevation. Radiator. Television point. Panelled doors to:

EN-SUITE 2.21m x 1.70m (7'3 x 5'7)

Obscure uPVC double glazed window to rear elevation. Chrome heated towel rail. A white three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle. Chrome heated towel rail. Tiling to splash back areas. Karndean flooring. Recessed spotlights. Extractor fan.

BEDROOM THREE 3.78m x 3.89m (12'5 x 12'9)

uPVC double glazed French doors to front elevation leading to Juliette balcony with cast iron rail. Radiator.

BEDROOM FOUR 2.18m x 3.96m (7'2 x 13'0)

uPVC double glazed French doors to front elevation leading to Juliette balcony with cast iron rail. Radiator.

BATHROOM 2.26m x 1.91m (7'5 x 6'3)

Obscure uPVC double glazed window to side elevation. A white three piece suite comprising pedestal wash hand basin, panelled bath and low level WC. Tiling to half height. Recessed spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Double width driveway providing off road parking for four cars leads to the garage. Privet hedge border. Pale grey gravel beds and attractive slate grey pathway to the front entrance.

GARAGE 5.79m x 6.10m (19'0 x 20'0)

Twin up and over doors. Power and light connected. Pitched roof.

REAR GARDEN

A well presented south west facing rear garden. Enclosed by brick walling and fencing. Slate grey paved patio runs adjacent to the property. Artificial lawn with raised brick built beds. Decked patio with pergola and adjustable cover over. Various young trees to include a cherry blossom. Pedestrian access to side via timber gate.

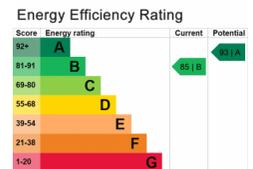


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Local Area Information

Moulton is a 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, library, supermarket, general stores, post office, petrol station, public houses, Moulton club and a cafe. Supporting a variety of community groups, Moulton also has a Community Centre with cafe, and imminent leisure centre. 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.



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Agents Notes |i| Viewings by appointment only through Jackson Grundy |ii| These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same |iii| Photographs illustrate parts of the property as were apparent at the time they were taken |iv| Any areas, measurements, distances or illustrations are approximate for reference only |v| We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.