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Barbers Close, Moulton, NN3 7WE

£475,000 Detached

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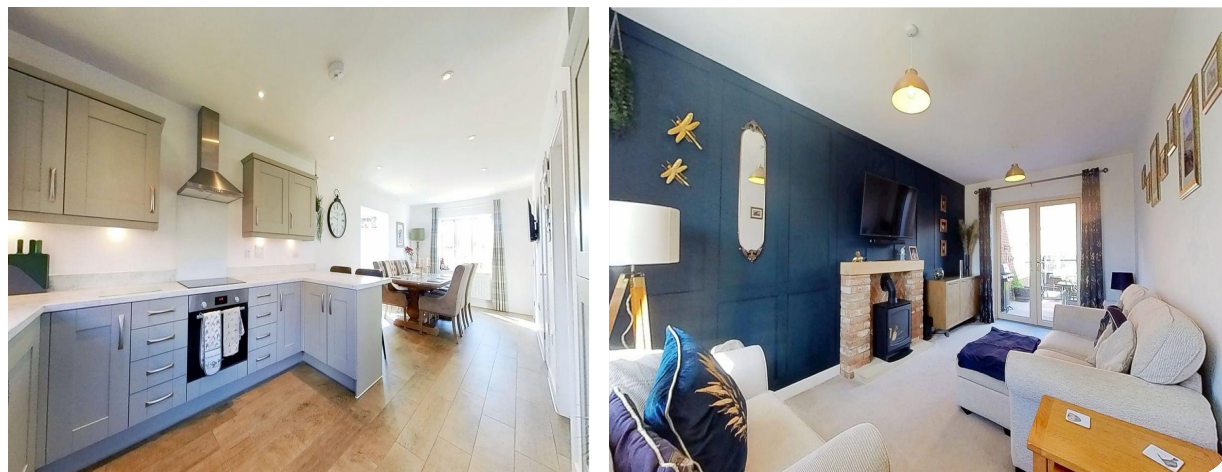
Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton
2 West Street, Moulton, Northampton, NN3 7SB

Call Us 01604 494600
Email Us moulton@jacksongrundy.co.uk



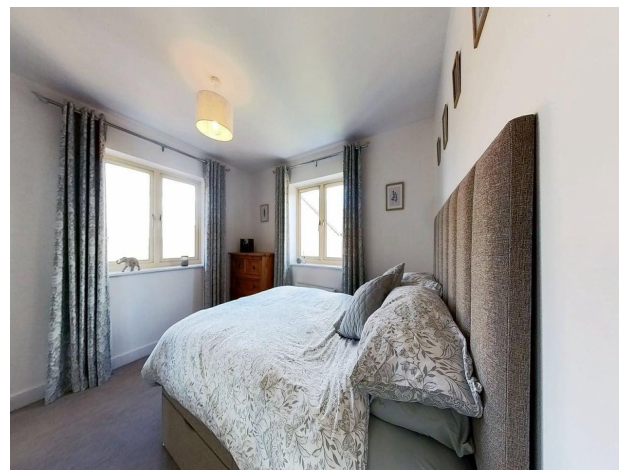
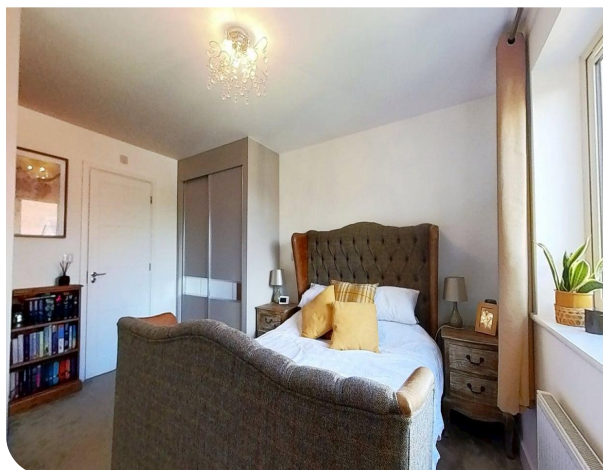


Property Summary

Jackson Grundy are delighted to bring to the market this stunning four bedroom detached home with no onward chain.

Features & Utilities

- ✓ Four Double Bedrooms
- ✓ Detached
- ✓ Low Maintenance Rear Garden
- ✓ Immaculately Presented
- ✓ En-Suite
- ✓ Off Road Parking for Two Vehicles
- ✓ Garage
- ✓ Cul-de-Sac Location



Property Overview

Jackson Grundy are delighted to bring to the market this stunning four bedroom detached home with no onward chain. This spacious family home offers accommodation comprising: entrance hall, kitchen/dining room, utility room, lounge and a WC, complete the ground floor. The first floor benefits from four double bedrooms and a family bathroom, with the primary bedroom benefitting from fitted wardrobes and en-suite shower room. Externally to the side, the property has parking for two vehicles leading to the single garage. To the rear there is an enclosed, landscaped garden. EPC Rating: B. Council Tax Band: E.

HALLWAY

Enter via obscure glass double glazed door. Radiator. Access to WC, lounge and kitchen/dining room. Stairs rising to first floor.

LOUNGE 5.72m x 3.12m (18'9" x 10'2")

uPVC double glazed patio doors leading to garden. uPVC double glazed window to front elevation. Two radiators. Bioethanol stove.

KITCHEN/DINING ROOM 9.72m x 2.87m (31'10" x 9'4")

Bay window to front elevation. uPVC double glazed doors leading to garden. Radiator. Access to cupboard and utility room. Integrated fridge freezer and dishwasher. Sink with mixer tap over. Induction hob and electric oven. Boiler in kitchen.

UTILITY 1.62m x 1.95m (5'3" x 6'4")

uPVC double glazed door leading to garden. Plumbing for washing machine. Sink.

WC

Wash hand basin. WC. Radiator.

FIRST FLOOR LANDING

uPVC window to rear elevation. Radiator. Access to adjoining rooms. Bulk head. Cupboard for storage.

BEDROOM ONE 4.41m x 3.21m (14'5" x 10'6")

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes. Access to en-suite.

EN-SUITE 1.20m x 2.50m (3'11" x 8'2")

uPVC window to front elevation. Wash hand basin. WC. Shower cubicle. Heated towel rail.

BEDROOM TWO 3.28m x 3.43m (10'9" x 11'3")

uPVC window to side elevation. Window to rear elevation. Radiator. Fitted wardrobes.

BEDROOM THREE 3.33m x 2.51m (10'11" x 8'2")

uPVC window to side elevation. Radiator.

BEDROOM FOUR 2.95m x 2.30m (9'8" x 7'6")

uPVC window to front elevation. Radiator.

BATHROOM 1.68m x 2.35m (5'6" x 7'8")

uPVC obscure glazed window to front elevation. Bath with shower over. WC. Wash hand basin.

OUTSIDE

GARDEN ROOM 3.15m x 2.98m (10'4" x 9'9")

uPVC double doors leading to garden. Lighting and power.

GARAGE

Power, lighting and sockets. Parking for 2 vehicles in front.

REAR GARDEN

Power and lighting. Artificial turf. Water tap.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

EPC Rating – B

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Driveway, Single Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years, No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

Rights and Easements – Ask Agent

AGENTS NOTES

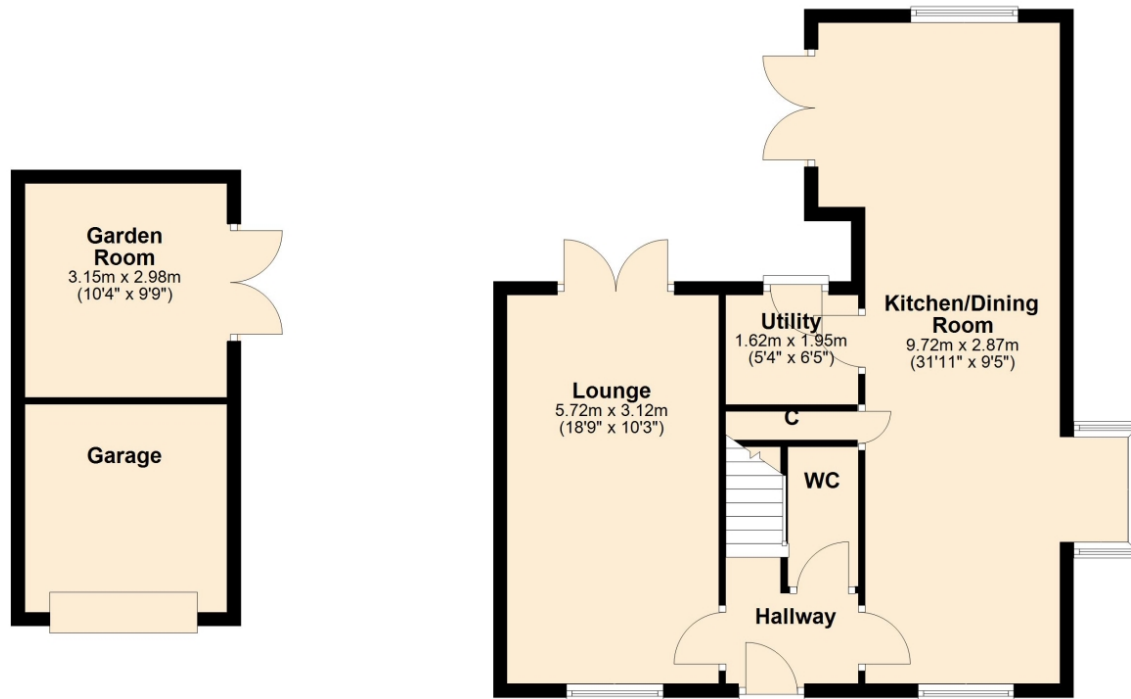
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending

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.

Floorplan

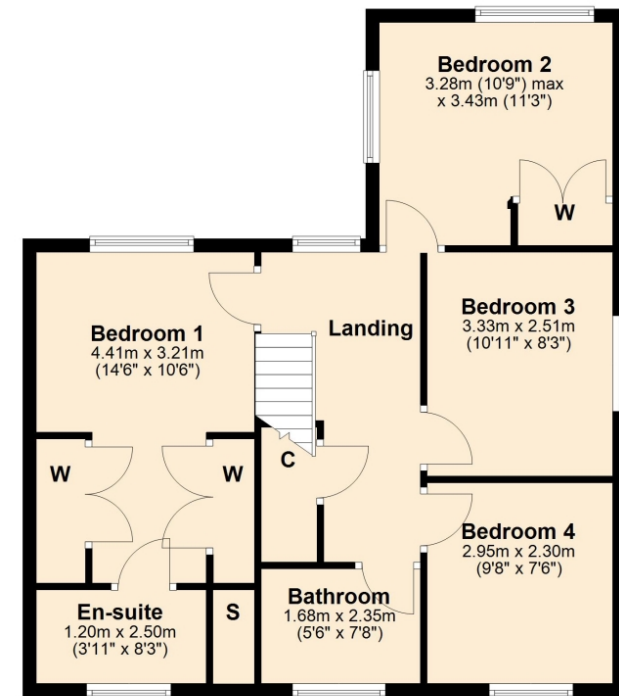
Ground Floor

Approx. 80.2 sq. metres (863.5 sq. feet)



First Floor

Approx. 64.1 sq. metres (690.3 sq. feet)



Total area: approx. 144.3 sq. metres (1553.8 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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