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# Park View, Moulton, NN3 7UZ

£600,000 - Guide Price Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold





## Property Summary

ASHGROVE IS A QUALITY DETACHED BUNGALOW CONSTRUCTED AND PRESENTED TO THE HIGHEST STANDARD.

## Features & Utilities

- ✓ Detached Bungalow
- ✓ Exceptional Quality Condition
- ✓ Three Bedrooms
- ✓ Kitchen / Dining / Sitting Room
- ✓ Utility Room
- ✓ Two En-Suites
- ✓ Garage
- ✓ Parking For Three Cars
- ✓ Landscaped Garden
- ✓ Underfloor Heating



# Property Overview

The spacious entrance hall has space for furniture and give access to the accommodation. The main hub of the property is the 20ft x 30ft kitchen / sitting / dining room which has triple glazed bi-folding doors leading out to the rear garden.

The kitchen area is fitted with a range of units with quartz work tops and integrated appliances along with a central island incorporating a breakfast bar. There is a utility room and cloakroom leading off the hallway. Both bedrooms one and two have en-suite shower rooms and there is a further bedroom.

Outside, the front garden has gated access to the side and a driveway providing off road parking. The garage has an electric roller shutter door and roof storage space. To the rear there is an enclosed rear garden with lawn, established border, large paved seating area, shed and a greenhouse.

EPC Rating A. Council Tax Band E.

## ENTRANCE HALL

## KITCHEN /DINING / SITTING ROOM

## UTILITY ROOM

## CLOAKROOM

## BEDROOM ONE WITH EN-SUITE

## BEDROOM TWO WITH EN-SUITE

## BEDROOM THREE

## BATHROOM

## OUTSIDE

## FRONT GARDEN

## GARAGE

## REAR GARDEN

## MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – B

Electricity Supply – Mains

Gas Supply – No Gas

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Electric Heating

Parking – Driveway, Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

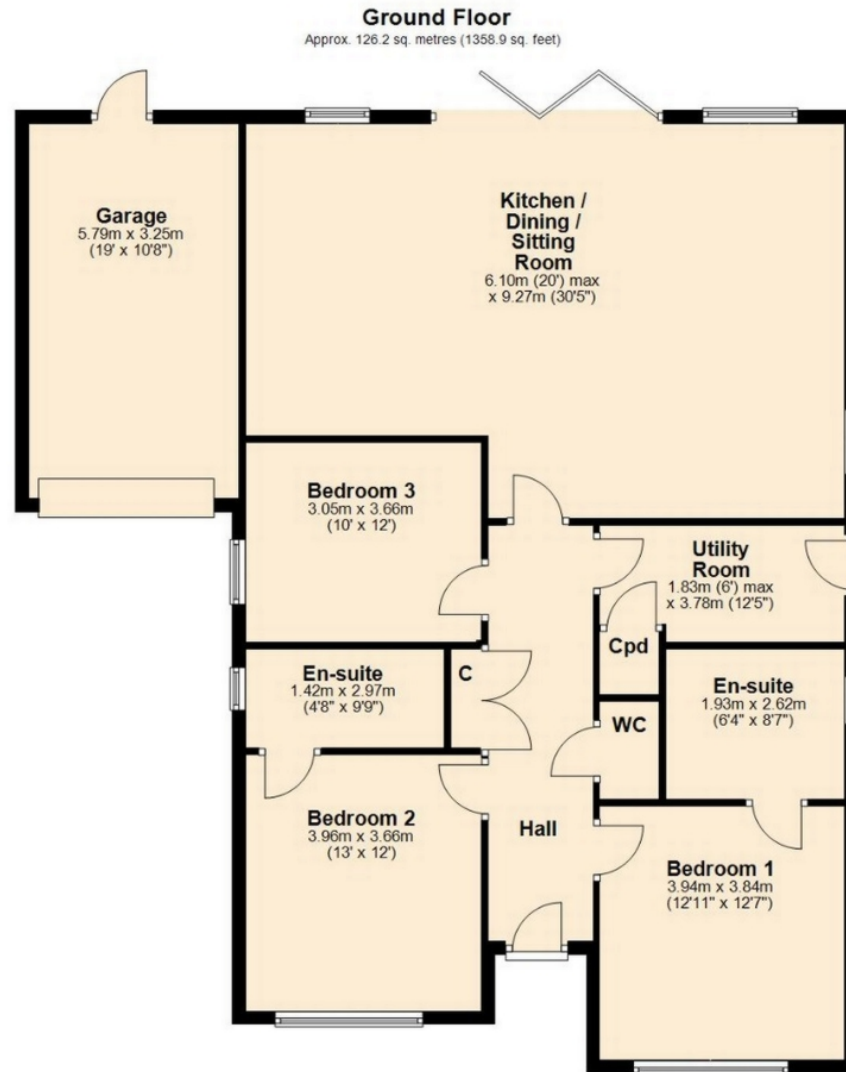
Obligations – Ask Agent

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



Total area: approx. 126.2 sq. metres (1358.9 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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