



www.jacksongrundy.com

St. Nicholas Drive, Moulton, NN3 7DS

£455,000 Detached

4 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are delighted to offer to the market with onward chain this beautifully presented four bedroom detached modern home. Sitting on a generous plot, ideally tucked away at the end of a cul-de-sac.

Features & Utilities

- ✓ Detached
- ✓ Four Bedrooms
- ✓ Kitchen/Diner
- ✓ Chain Free
- ✓ Off Road Parking
- ✓ Garage
- ✓ Re-Fitted Kitchen
- ✓ Utility Room



Property Overview

Jackson Grundy are delighted to offer to the market with onward chain this beautifully presented four bedroom detached modern home. Sitting on a generous plot ideally tucked away at the end of a cul-de-sac. This family home boasts great fantastic road links, good school catchment and local amenities.

There is a private drive leading to the front of the property giving a real sense of privacy. Upon entering, the hall allows access to the spacious ground floor accommodation. The lounge not only is a great size but benefits from dual aspect windows. The stylish refitted kitchen, some features include a Belfast sink, Range cooker and space for an American style fridge/freezer. The sun area is stunning with floor to ceiling windows and French doors flowing through to the garden. This open plan room offers generous space for a dining table and additional seating creating a great entertaining family area. The utility room has also been upgraded to match the newly fitted worktops and surfaces of the kitchen. To conclude the ground floor there is a cloakroom and stairs rising to the first floor.

The landing leads into all four bedrooms and the modern family bathroom comprising three piece suite. The principle bedroom has dual aspect windows, and an en-suite shower room comprising three piece suite.

Externally the beautiful rear garden has been landscaped with lawn and a large patio providing multiple seating areas. A fantastic addition on offer is the hot tub which will be included within the sale and there is gated side access leading to the garage. The front and side of the property has recently been landscaped with a large block paved driveway and an electric car charging port.

EPC Rating: B. Council Tax Band: E

GROUND FLOOR

CLOAKROOM

LIVING ROOM

KITCHEN

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM ONE (EN-SUITE)

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

GARAGE

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

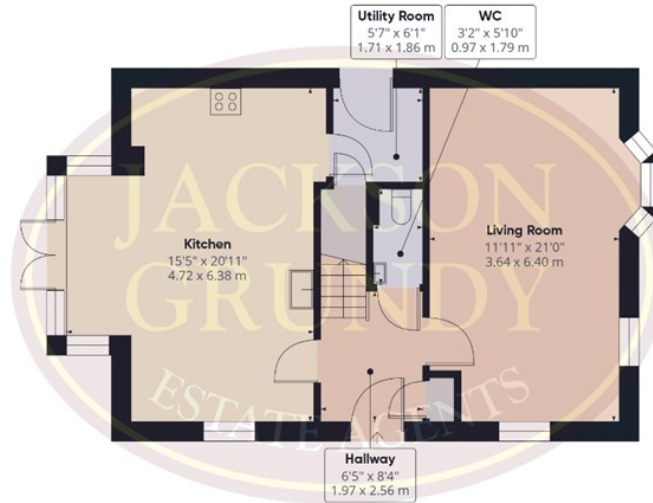
Service Charge – Ask Agent
Council Tax – Band E
EPC Rating – B
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Off-street, Garage
EV Charging – Ask Agent
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
Rights and Easements – Ask Agent

AGENTS NOTES

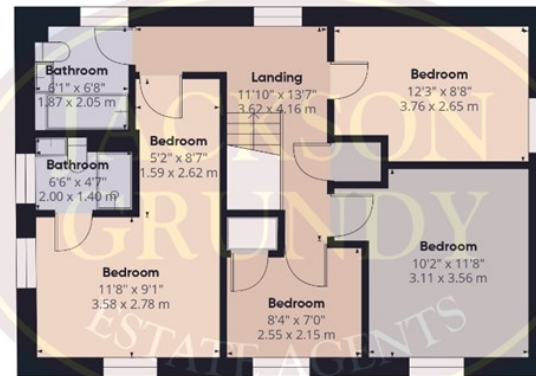
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to

the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾

1280 ft²

118.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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