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Thorpeville, Moulton, NN3 7TR

£375,000 Semi-Detached

3 2 1



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Service Award**

Based on service ratings
over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

A tastefully presented, extended, three bedroom semi detached family home located perfectly for the highly desirable Northampton School.

Features & Utilities

- ✓ Three Double Bedrooms
- ✓ Well Presented
- ✓ Large Driveway
- ✓ Large Rear Garden
- ✓ Mature Property
- ✓ Scope To Extend (Subject to Planning)

Property Overview

A tastefully presented, extended, three bedroom semi detached family home located perfectly for the highly desirable Northampton School. This well proportioned home offers accommodation comprises entrance vestibule, hallway opening through to a sociable open plan kitchen/dining room, welcoming lounge with attractive fireplace and bay window, there is a cloakroom WC and garden room overlooking the garden. On the first floor are three double bedrooms and a shower room. Outside, the frontage has been designed to provide maximum parking space for four cars with gated side access leading to the attractive, mature rear garden. The garden to the rear enjoys a generous paved patio, lawn, summerhouse and concealed 'secret' garden housing sheds. Viewing is highly advised to appreciate this opportunity. EPC Rating: D. Council Tax Band: C

PORCH

uPVC double glazed French doors to enter. Decorative obscure glass panel door to:

HALLWAY

Staircase rising to first floor landing. Under-stairs cupboard. Doors to adjacent rooms. Opening to:

KITCHEN/DINING ROOM 3.37m x 6.88m (11'1" x 22'7")

uPVC double glazed window to rear elevation. uPVC double glazed French doors to garden room. uPVC double glazed door to rear patio. uPVC obscure double glazed window to side elevation. A contemporary range of wall and base units with work surfaces over. Inset one and a half bowl sink and drainer. Integrated dishwasher, washing machine, four ring induction hob with extractor over, double electric oven and microwave. Space for American style fridge/freezer. Radiator.

LOUNGE 4.17m x 2.63m (13'8" x 8'8")

uPVC double glazed bay window to front elevation. Radiator. Decorative feature fireplace.

SHOWER ROOM

uPVC obscure double glazed window to side elevation. Radiator. Suite comprising WC, wash hand basin and shower cubicle with electric shower. Tiling to splash back areas. Tiled floor.

GARDEN ROOM 3.30m x 2.76m (10'10" x 9'1")

uPVC double glazed door to side elevation. uPVC double glazed decorative windows to side and rear elevations. uPVC roof.

FIRST FLOOR LANDING

uPVC double glazed leaded light window to side elevation. Access to loft space. Doors to:

BEDROOM ONE 4.14m x 2.80m (13'7" x 9'2")

uPVC double glazed bay window to front elevation. Radiator. Decorative iron fireplace. Two built in wardrobes.

BEDROOM TWO 3.41m x 3.15m (11'2" x 10'4")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM THREE 2.72m x 3.39m (8'11" x 11'1")

uPVC double glazed window to front elevation. Radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation. Chrome heated towel rail. Suite comprising concealed cistern WC, wash hand basin set in vanity unit with storage cupboard and corner shower cubicle with stainless steel rainfall shower. Tiling to splash back areas.

LOFT ROOM

Fully boarded. uPVC double glazed skylight to rear elevation. Vendor has advised that this area has been previously used as an office space.

OUTSIDE

FRONT GARDEN

A long gravel driveway offers off road parking for several cars.

REAR GARDEN

A larger than average rear garden provides ample space to enjoy the warmer weather. There is a patio area immediately to the rear for entertaining. A summer-house with a small decked area (currently housing owners hot tub). Behind a fenced area is further space with timber sheds. Courtesy side access via a timber gate. Enclosed by timber fencing.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – D

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

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

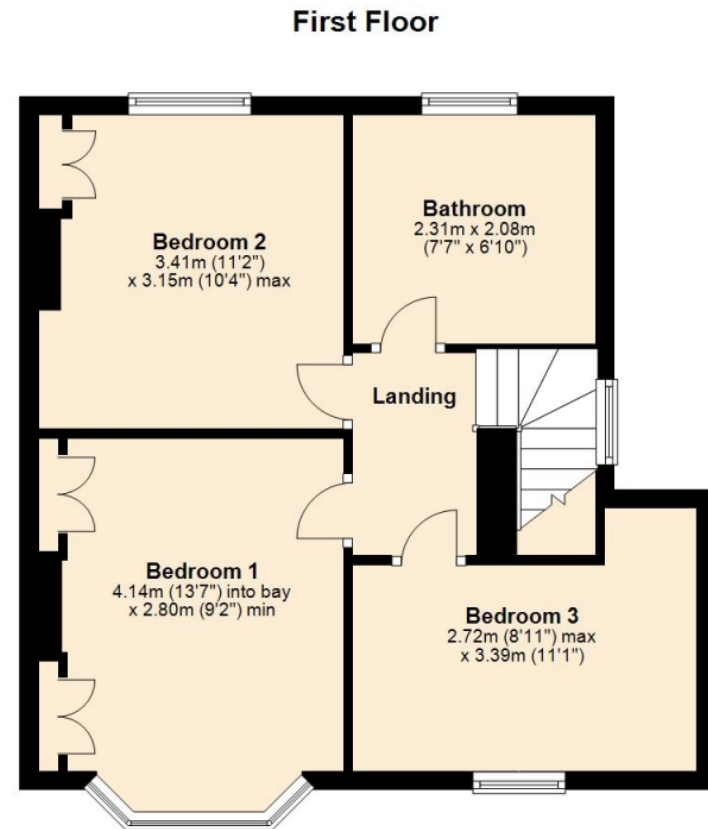
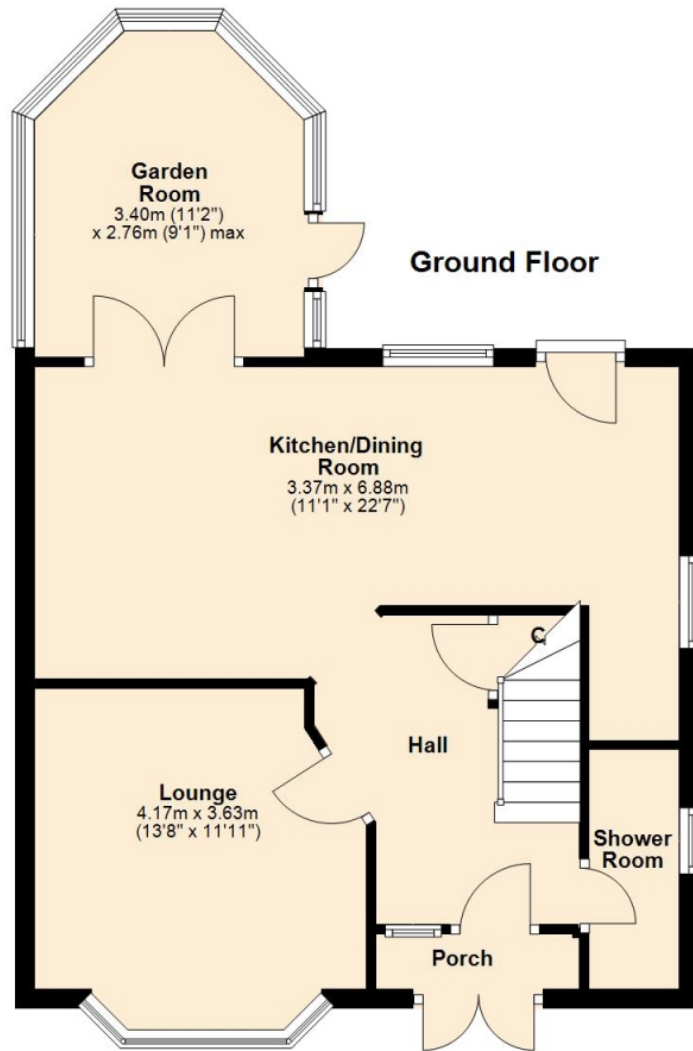
Obligations – Ask Agent

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. 98.4 sq. metres (1058.9 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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