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Wagtail Close, Moulton, Northampton, NN3 7EY

£350,000 Detached

4 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton
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Property Summary

Jackson Grundy are delighted to bring to the market an excellently presented four bedroom detached familyhome situated in a quiet cul-de-sac in the ever popular village of Moulton.

Features & Utilities

- ✓ Corner Plot
- ✓ No Chain
- ✓ Well Presented
- ✓ Automated Lights/Blinds
- ✓ Downstairs WC
- ✓ Solar Panels
- ✓ Converted Garage
- ✓ Landscaped Front & Rear Gardens
- ✓ Conservatory
- ✓ Early Viewing Recommended

Property Overview

Jackson Grundy are delighted to bring to the market an excellently presented four bedroom detached family home situated in a quiet cul-de-sac in the ever popular village of Moulton. The property comprises entrance hall, lounge, dining room, conservatory and kitchen, utility room, WC, and converted garage with potential to be used as bedroom four. The first floor has three bedrooms with built in wardrobes and a family bathroom. To the front and rear have been landscaped and the front has a wrap around drive for at least four vehicles. The rear has a block paved patio area, pergola with decked area under as well as automated lighting creating a private and tranquil garden. The property further benefits from gas central heating, double glazed windows and doors and automated lighting plus solar panel. Offered to the market with no onward chain. This tastefully decorated property would make an excellent family home. Call today to arrange an internal inspection. EPC Rating: C. Council Tax Band: D.

ENTRANCE

Enter via composite door with double glazed window to side elevation. Radiator. Ring alarm doorbell. Stairs to first floor.

LOUNGE 4.16m x 3.78m (13'8 x 12'5)

uPVC double glazed box bay to front elevation. Radiator. Beams to ceiling. Electric fireplace with marble hearth/surround.

DINING ROOM 2.95m x 2.31m (9'8 x 7'7)

uPVC double glazed sliding doors to conservatory. Radiator. Opening to kitchen. Beams to ceiling.

CONSERVATORY 2.74m x 2.16m (9' x 7'1)

Brick with uPVC double glazed windows French doors to garden. Double glazed roof. Radiator. Automated blinds.

KITCHEN 2.91m x 2.34m (9'7 x 7'8)

uPVC double glazed to rear elevation. Base and wall mounted units with roll top work surface over. Four ring gas hob. Electric oven under. Extractor over. Stainless steel one and a half bowl with mixer tap and drainer. Space for white goods. Cupboard understairs. Tiled splashbacks. Spotlights.

UTILITY 2.93m x 2.26m (9'7 x 7'5)

uPVC double glazed window to rear elevation. uPVC double glazed door to rear. Radiator. Base units. Corner stainless steel sink with mixer tap and drainer. Tiled splashbacks.

WC

uPVC double glazed opaque window to side elevation. Low level WC. Wall held wash hand basin. Electric radiator. Tiled splashbacks. Extractor.

FIRST FLOOR LANDING

Doors to adjoining rooms.

BEDROOM ONE 3.65m x 2.73m (12' x 9')

uPVC double glazed window to front elevation. Radiator. Built in double cupboard.

BEDROOM TWO 2.76m x 2.90m (9' x 9'6)

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

BEDROOM THREE 2.81m max x 2.16m (9'3 x 7'1)

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 4.68m x 2.25m (15'4 x 7'4)

uPVC double glazed windows to front elevation. Loft hatch. meter cupboard. Featured wall.

BATHROOM 1.91m x 1.99m (6'3 x 6'6)

Opaque uPVC double glazed window to rear elevation. P shaped bath with glass screen with shower over bath and mixer tap. Low level WC with cupboard and roll top work surface. Wash hand basin and mixer tap in cupboard and three draws under.

OUTSIDE

FRONT GARDEN

Block paved driveway wrapped around property. Shed to side. Privy hedge.

REAR GARDEN

Block paved patio leading to Astroturf and deck area with pergola over. Pebbled borders with bamboo fence. Automated lighting throughout the garden.

Water tap.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Yes

EV Car Charge Point – Yes

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

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

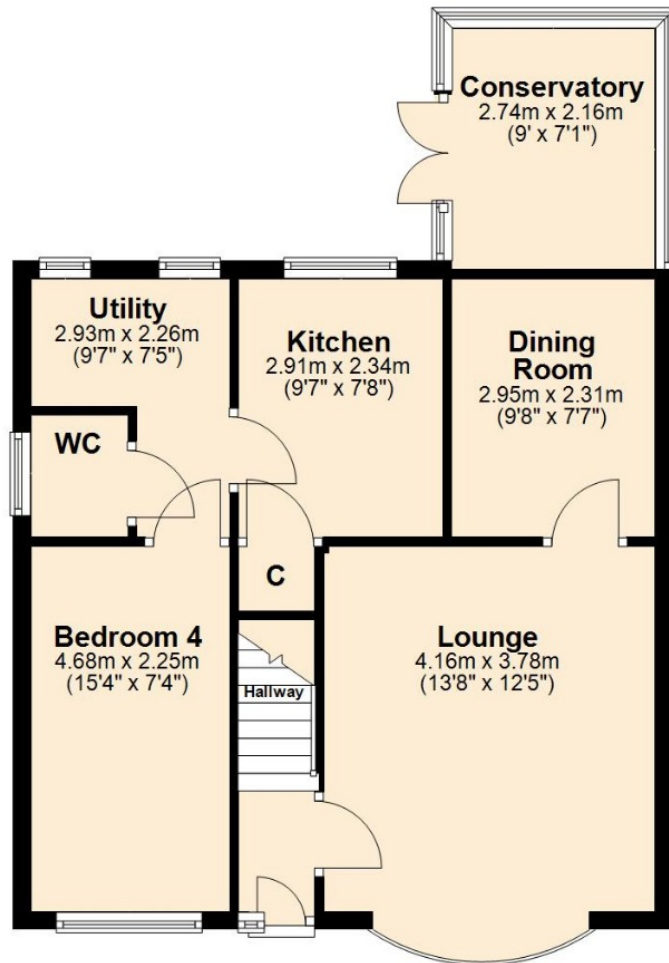
AGENTS NOTES

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

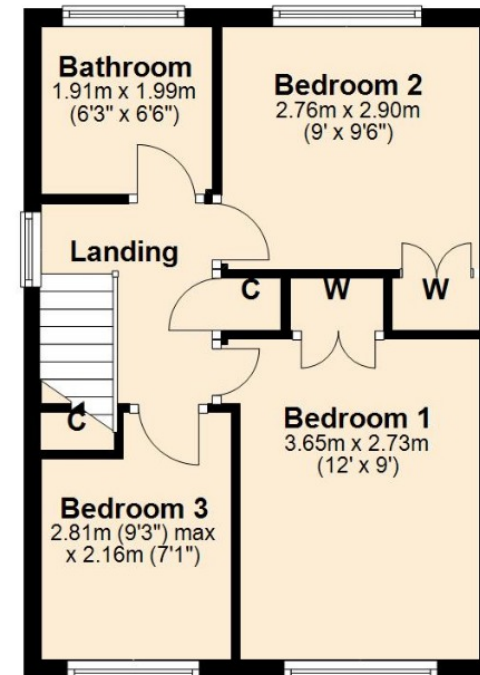
the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

Ground Floor



First Floor



Total area: approx. 94.1 sq. metres (1012.9 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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