

Make the right move!

GROUND FLOOR  
2077 sq.ft. (193.0 sq.m.) approx.



TOTAL FLOOR AREA: 2077 sq.ft. (193.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

**1 Park View Close, Moulton, Northampton.  
NN3 7AU.**

**£630,000 Freehold**

Edward Knight Estate Agents are delighted to offer for sale this unique rarely available detached bungalow with just over 2,000 Sq.Ft of internal accommodation including the integral garage. Situated in the popular village of Moulton with excellent local road links and superb local amenities making it the perfect home. The accommodation briefly comprises; entrance porch leading to the hallway, large living room, garden room, dining room, kitchen, utility room, four double bedrooms with bedroom one benefiting large en suite and a large four piece family bathroom. Externally the property sits on a beautiful wrap around plot and provides various lawns, patio and a mini orchard. Metal shed and a brick built workshop which is attached to the rear of a detached double garage. To the front aspect is a large tarmac drive providing parking for several vehicles. EPC Rating: A. Council Tax Band: E

### Porch

Entry via a double glazed Upvc door. Double glazed windows to the side aspect. Double glazed door leading into:

### Hallway

Two radiators. Storage cupboard, airing cupboard. Loft access. Covings. Doors into:

### Lounge

18' 11" x 12' 8" (5.77m x 3.86m) Double glazed windows to the front and side aspect. Two radiators. Gas feature fireplace. Covings. Double glazed sliding doors into:

### Garden Room

13' 2" x 7' 10" (4.01m x 2.39m) Double glazed windows to the rear aspect. Double glazed sliding doors leading out to the rear aspect. Upright radiator.

### Dining Room

12' 3" x 10' 2" (3.73m x 3.10m) Double glazed sliding doors leading out to the rear aspect. Radiator. Covings. Door into:

### Kitchen

13' 0" x 12' 3" (3.96m x 3.73m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Inset one and a half bowl sink unit with mixer tap over. Fitted double oven. Fitted gas hob with extractor built over. Integrated dishwasher and fridge. Double glazed windows to the side and rear aspect. Radiator. Door into:

### Utility Room

Fitted suite comprising of a range of base and eye level units with contrasting work surface mounted over. Space and plumbing for washing machine. Tumble dryer and fridge/freezer. Double glazed window to the side aspect. Double glazed door to the side aspect. Radiator.

### Bedroom One

13' 5" x 10' 3" (4.09m x 3.12m) Double glazed window to the front aspect. Radiator. Covings. Built in wardrobes. Door into:

### En Suite

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with shower over. Chrome heated towel rail. Obscured double glazed window to the side aspect. Fully tiled.

### Bedroom Two

15' 2" x 9' 3" (4.62m x 2.82m) Double glazed window to the side aspect. Radiator. Covings.

### Bedroom Three

14' 1" x 9' 4" (4.29m x 2.84m) Double glazed window to the side aspect. Radiator. Covings.

### Bedroom Four

13' 7" x 9' 0" (4.14m x 2.74m) Double glazed window to the side aspect. Radiator.

### Bathroom

Four piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed shower cubicle. Panelled bath and Bidet. Fully tiled. Chrome heated towel rail. Obscured double glazed window to the side aspect.

### Externally

#### Front Garden

Mature hedging creating privacy from the road, large tarmac driveway providing ample amount of parking leading up to a detached double garage. A blocked paved pathway leading to the front entrance with a lawn to the side.

#### Side Garden

Mature mini orchard with under ground watering system. Grape vine. Metal shed.

#### Rear Garden

Patio leading on to a large lawn with Salix tree, apple tree, mature trees and shrubs.

#### Double Garage

Two electric up and over doors. power and lighting. Door into the rear garden.

#### Agent Notes

Solar panels installed and owned by the current owner with a back up battery pack in the loft. The solar panels have a carbon offset monitor.

Loft is partly boarded.

Boiler installed approximately 7 years.

