

**FOR
SALE**



48 Thorpeville, Moulton, Northampton NN3 7TR

£750,000 - Freehold



EDWARD KNIGHT
ESTATE AGENTS

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PROPERTY DESCRIPTION

Edward Knight Estate Agents are delighted to offer for sale this unique rarely available detached family home with just under 2,400 Sq.Ft of internal accommodation including the integral garage sitting on a large plot approximately 0.45 acres. Situated in the popular village of Moulton with excellent local road links and superb local amenities. The accommodation briefly comprising: Hallway, reception hall, 25ft lounge, dining room, kitchen/breakfast room, utility room/wc. To the first floor: landing, Five double bedrooms with bedroom one benefitting a walk in wardrobe, bathroom and shower room. Externally, a large enclosed driveway providing ample amount of parking leading to a double garage and front entrance. To the rear is a large private garden. Internal viewing highly recommended to appreciate the space and condition and privacy of this beautiful family home.

POINTS OF INTEREST

- *Detached Family Home*
- *Well Presented Throughout*
- *Three Reception Rooms*
- *Five Double Bedrooms*
- *Two Bathrooms*
- *Popular Location of Moulton*
- *0.45 of an Acre Plot*
- *Large Driveway for Ample Amount of Parking*
- *Large Double Garage with High Ceiling*
- *Council Tax Band - D*

ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entry via Upvc door. Storage cupboard. Stairs leading to the first floor. Opening into:

Reception Hall

13' 4" Into Bay x 11' 0" (4.06m x 3.35m) Double glazed bay window to the front aspect. Feature fireplace. Radiator.

Lounge

25' 8" Into Bay x 12' 2" (7.82m x 3.71m) Double glazed bay window to the front aspect. Double glazed window to the rear aspect. Two radiators. Large log burner. Picture rail.

Dining Room

11' 10" x 11' 4" (3.61m x 3.45m) Double glazed windows to the rear aspect. Double Glazed French doors in a large bay leading on the rear aspect. Feature fireplace. Radiator. Picture rail. Opening into:

Kitchen/Breakfast Room

23' 11" x 8' 3" (7.29m x 2.51m) Fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Ceramic sink with mixer tap over. Space for a range cooker. Integrated dishwasher. Space and plumbing for side by side fridge/freezer. Radiator. Double glazed windows to both front and rear aspect. Upvc door leading to the rear aspect.

Utility Room/WC

Work surface with space and plumbing for washing machine. Low flush Wc. Wash hand basin. Radiator. Obscured double glazed window to the rear aspect.

First Floor

Landing

Large landing with storage cupboard and airing cupboard. Loft access. Double glazed skylight. Doors into:

Bedroom One

15' 1" x 11' 10" (4.60m x 3.61m) Double glazed window to the front aspect. Radiator. Opening into:

Walk in Wardrobe

8' 8" x 8' 8" (2.64m x 2.64m) Built in wardrobes. Double glazed skylight.

Bedroom Two

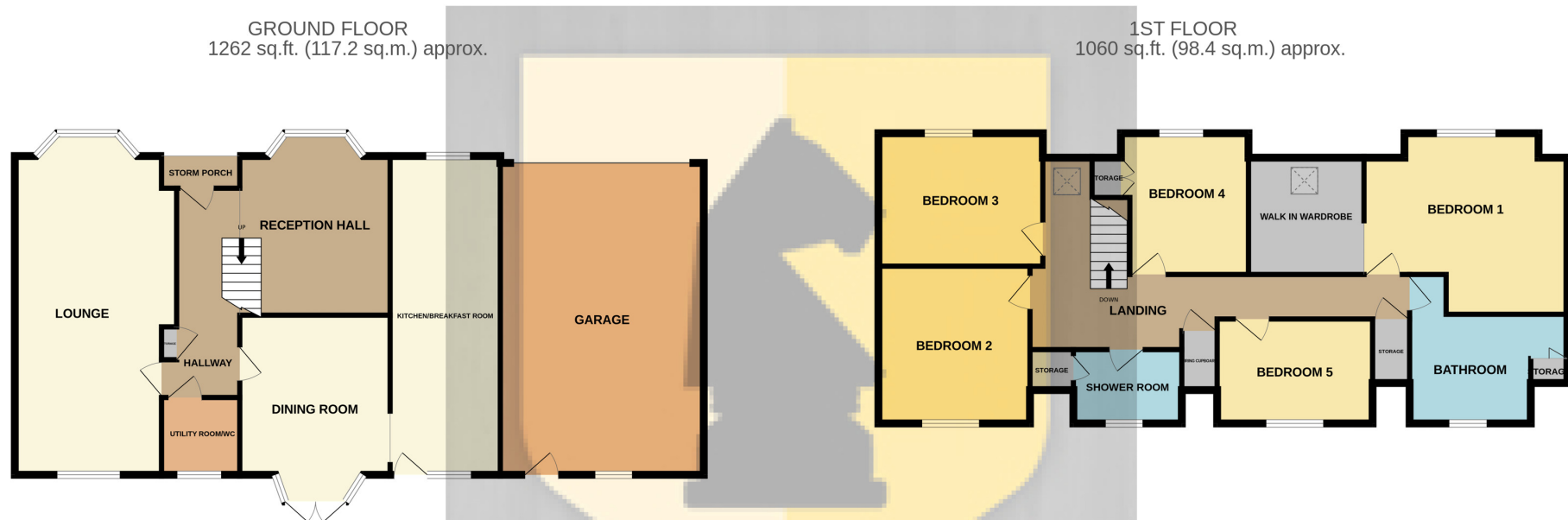
11' 10" x 11' 5" (3.61m x 3.48m) Double glazed window to the rear aspect. Radiator.

Bedroom Three

12' 4" x 9' 11" (3.76m x 3.02m) Double glazed window to the front aspect. Radiator.

Bedroom Four

9' 9" x 8' 11" (2.97m x 2.72m) Double glazed window to the front aspect, Radiator. Built in storage.



GROUND FLOOR
1262 sq.ft. (117.2 sq.m.) approx.

1ST FLOOR
1060 sq.ft. (98.4 sq.m.) approx.

TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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 as to their operability or efficiency can be given.

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