



**12 Carr Road**  
**Moulton, Northampton**

oriordanbond



## 12 Carr Road

Moulton

Northampton NN3 7AY

£500,000

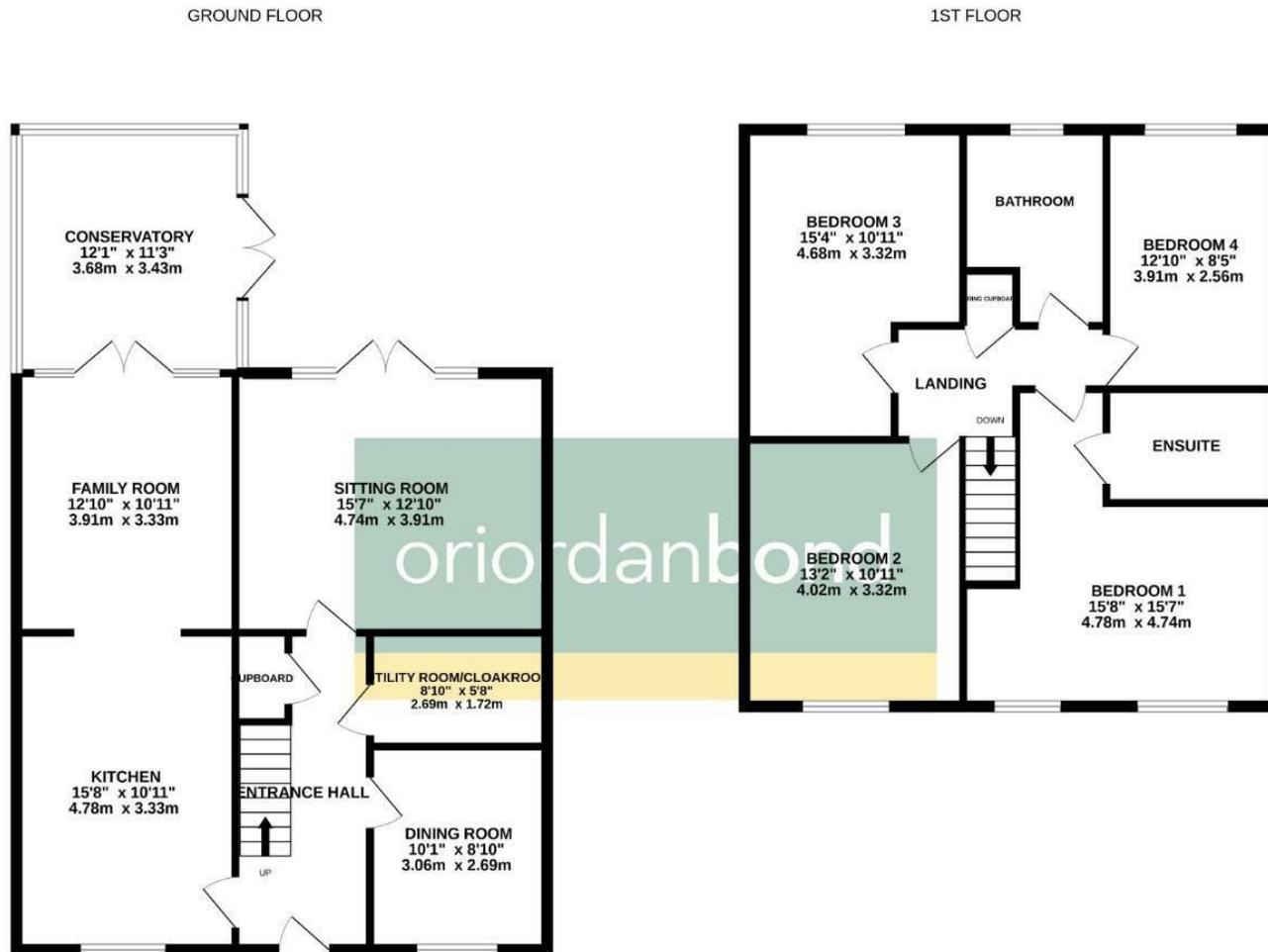
**A superbly presented detached family home situated in the highly regarded village of Moulton. The local area offers a wide variety of local amenities, quality schooling and excellent transport links as well easy access to Northampton town centre.**

The property is offered to the market with accommodation comprising entrance hall, cloakroom/utility room, sitting room, kitchen/breakfast room with integral appliances, dining room, family room and a conservatory. To the first floor are four double bedrooms, an en-suite to the master, and a family bathroom. Outside are immaculate and well stocked front and rear gardens and a driveway leading to a garage. Further benefits include gas radiator heating and uPVC double glazing. (A/1646/S)

- Four bedroom detached home
- E-suite to master bedroom
- Three reception rooms
- Gas radiator heating
- Enclosed rear garden
- Driveway and garage







TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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**Additional information**

- Council Tax Band: F
- Energy Efficiency Rating: B

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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