

**31 Overstone Road
Moulton
NORTHAMPTON
NN3 7UL**

Guide Price £475,000



- MODERN DETACHED
- FOUR BEDROOMS
- SEPARATE RECEPTIONS
- UTILITY
- CLOSE TO VILLAGE AMENITIES

- VILLAGE LOCATION
- TWO BATHROOMS
- GARAGE AND MULTIPLE OFF ROAD PARKING
- GOOD SIZED PLOT
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

Set back from Overstone Road in the sought-after village of Moulton, this modern detached home offers comfortable and versatile living. With four well-proportioned bedrooms, two reception rooms, and a practical kitchen/diner overlooking the rear garden, it's perfectly suited to family life and entertaining.

The property also features two bathrooms including a refitted en-suite to bedroom one and sits on a generous plot with plenty of outdoor space to enjoy. Ample off-road parking for several vehicles adds to the convenience.

Ideally located close to local amenities, schools, and green spaces, this is a wonderful opportunity to enjoy village living with everything you need close by.

Ground Floor

Entrance Hall

Enter via composite door with obscure inset window, wooden laminate flooring, under stairs storage cupboard, stairs to first floor landing, doors to;

Lounge

18'5" x 10'1" (5.62 x 3.09)

Enter via glass panel door, double glazed window to front aspect, TV point, telephone point.

Dining Room

11'3" x 9'3" (3.43 x 2.83)

Double glazed French doors to rear garden.

Kitchen/Breakfast Room

16'11" x 11'3" max (5.18 x 3.43 max)

Double glazed French doors to rear garden, double glazed window to rear aspect, modern wall and base mounted units with drawers and soft touch closure, integrated dish-washer, integrated oven with induction hob and extractor hood over, roll top work surfaces, tiled splash backs, tiled flooring, one and a half bowl stainless steel sink with drainer and mixer tap over, ceiling spot lights, space for American fridge freezer, doors to;

Utility

8'7" x 5'0" (2.64 x 1.54)

Composite obscure double glazed door to side garden, modern wall and base mounted units, space for washing machine, space for spin dryer, roll top work surfaces, tiled splash backs, tiled flooring, stainless steel sink with mixer tap over.

Downstairs Cloakroom

Double glazed obscure window to front aspect, pedestal wash hand basin with low level W/C, wooden laminate flooring, extractor fan.

First Floor

First Floor Landing

Loft hatch entrance, doors to;

Bedroom One

15'5" max x 10'5" (4.71 max x 3.19)

Two double glazed windows to front aspect, one treble built in mirrored wardrobe, one double built in mirrored wardrobe, doors to;

En-Suite To Bedroom One

11'3" max x 6'7" (3.44 max x 2.01)

Refitted. Obscure double glazed window to side aspect, double walk-in Amazon rainfall shower with separate shower attachment included, floating sink with storage under, low level W/C, tiled splash backs, tile effect flooring, electric shaving point, extractor fan.

Bedroom Two

16'6" x 8'10" (5.04 x 2.70)

Double glazed window to front aspect.

Bedroom Three

12'6" x 9'6" (3.82 x 2.90)

Double glazed window to rear aspect.

Bedroom Four

11'3" x 8'10" max (3.45 x 2.70 max)

Double glazed window to rear aspect.

Family Bathroom

7'10" x 7'6" (2.40 x 2.29)

Double glazed obscure window to rear aspect, three piece white suite to include panel bath shower over, pedestal wash hand basin with close coupled low level W/C, fully tiled splash backs, tile effect flooring, ceiling spot lights, electric shaving point, extractor fan.

Front Garden

Extensive plot at front to include spacious laid to lawn areas, established trees, external lighting, decorative stones, block paved driveway with space for multiple off road parking.

Rear/Side Garden

Private rear/side garden to include laid to lawn, two patio areas, established tree, established plants, decorative stones, outside tap, external lighting, wooden gate to front access, fully surrounded by wooden panel fencing and brick wall.

Integral Garage

18'2" x 8'3" (5.55 x 2.52)

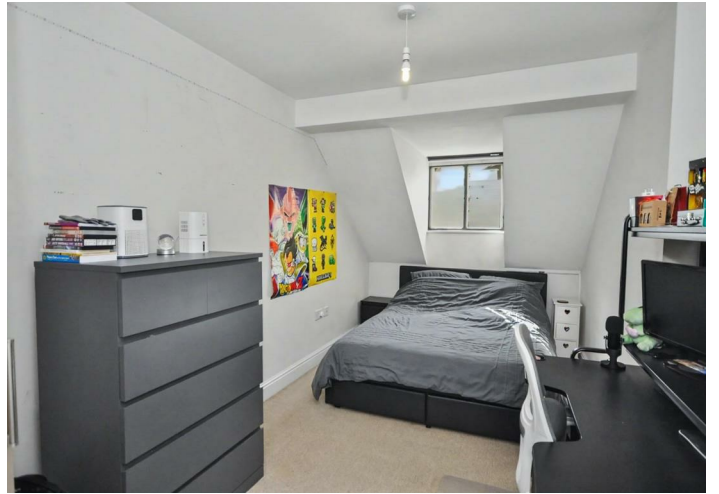
Up and over door, power and light connected, block paved driveway in front with space for multiple off road parking.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band E



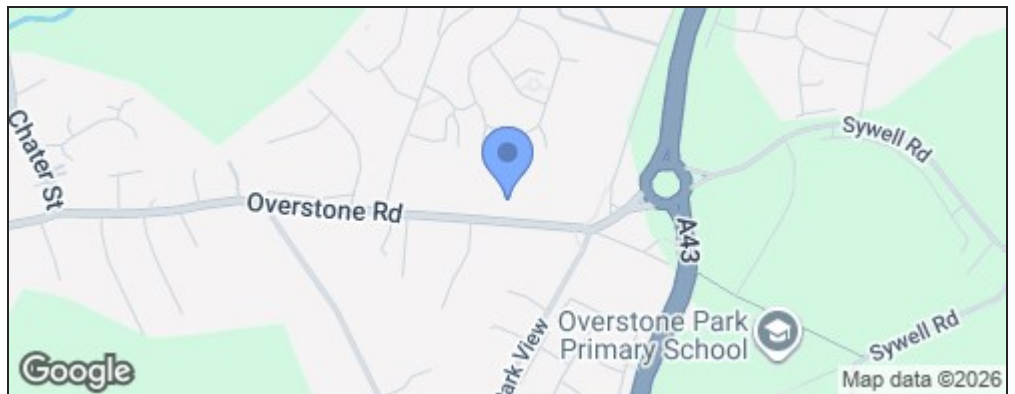






While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.