

**12 Silverthorn Drive
Moulton
NORTHAMPTON
NN3 7EA**

£482,500



- **FOUR BEDROOMS**
- **CUL-DE-SAC LOCATION**
- **STUDY**
- **TWO EN-SUITES**
- **GAS RADIATOR HEATING AND DOUBLE GLAZING**

- **DETACHED FAMILY HOME**
- **OPEN PLAN KITCHEN / DINER / FAMILY ROOM**
- **DOWNSTAIRS CLOAKROOM**
- **DRIVEWAY AND GARAGE**
- **ENERGY RATING: B**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a quiet cul-de-sac, this modern family home, built in 2019, offers well-planned accommodation throughout. The ground floor features an inviting entrance hall, cloakroom, lounge, study, and a spacious open-plan kitchen/dining/family room, along with a separate utility room.

Upstairs, the property has four generously sized bedrooms, including two with en-suite facilities, as well as a contemporary family bathroom.

Externally, the home benefits from an enclosed rear garden and a driveway to the side providing off-road parking and access to the garage. Additional features include uPVC double glazing and gas central heating.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs to first floor, doors to cloakroom, lounge, study and kitchen/diner.

Cloakroom

Fitted with a two piece suite comprising low level WC, pedestal sink, tiled floor.

Lounge

15'5" x 10'7" (4.72 x 3.25)

Window to front aspect.

Study

8'9" x 8'9" (2.67 x 2.67)

Window to front aspect.

Kitchen/Dining Room

26'10" x 9'10" widening to 13'0" max (8.19 x 3 widening to 3.97 max)

Kitchen

Fitted with a range of wall and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, fitted gas hob with extractor hood over, built in electric oven, breakfast bar, window to rear aspect, door to utility room.

Dining Area

Windows and French doors leading to rear garden.

Utility Room

Fitted with base level units with work surfaces over, sink and drainer unit with mixer tap over, door leading to side access.

First Floor

Landing

Built in storage cupboard, doors to all rooms.

Bedroom One

10'11" max x 11'2" (3.33 max x 3.42)

Built in wardrobe, window to front aspect, door to en suite.

En Suite

Fitted with a three piece suite comprising low level WC, pedestal sink, shower cubicle with fitted shower over, window to side aspect.

Bedroom Two

14'2" x 9'5" (4.32 x 2.89)

Window to rear aspect, door to en suite.

En Suite

Fitted with a three piece suite comprising low level WC, pedestal sink, shower cubicle with fitted shower over, window to side aspect, tiled splash backs.

Bedroom Three

8'8" x 10'5" (2.65 x 3.18)

Window to front aspect.

Bedroom Four

9'9" max x 9'10" (2.99 max x 3)

Window to rear aspect.

Bathroom

Fitted with a three piece suite comprising low level WC, pedestal sink, panel bath with fitted shower over, tiled splash backs, obscured window to side aspect.

Externally**Rear Garden**

Enclosed by timber fencing, laid to patio and decking and lawn, gated side access.

Front Garden

Lawn area, various shrubs, path to front door, driveway to the side for two cars leading to garage.

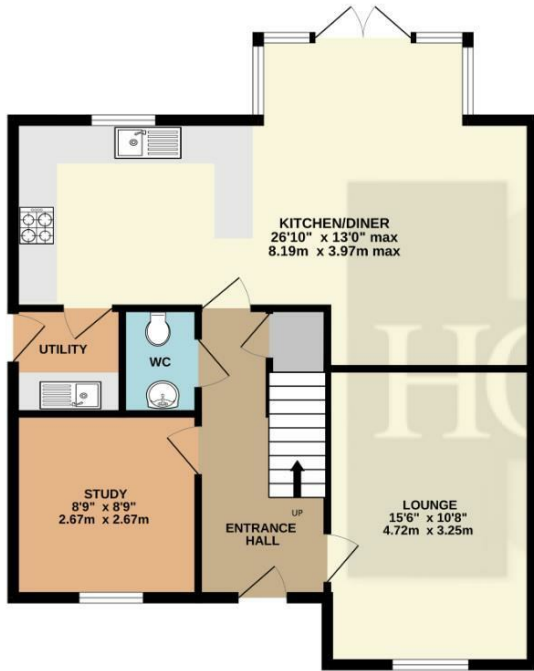
Agents Notes

Council Tax Band: F

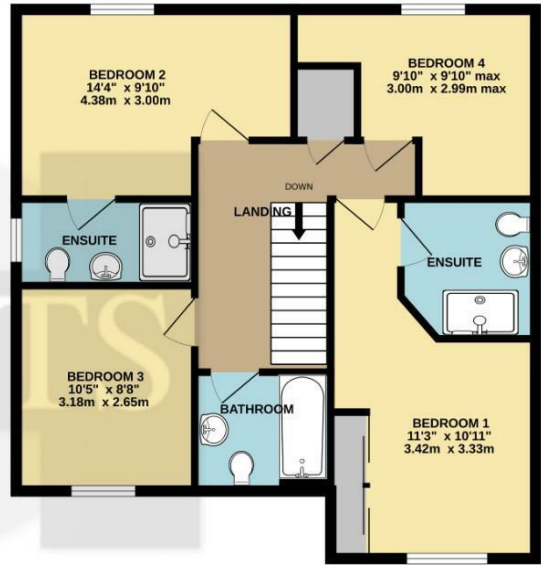




GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



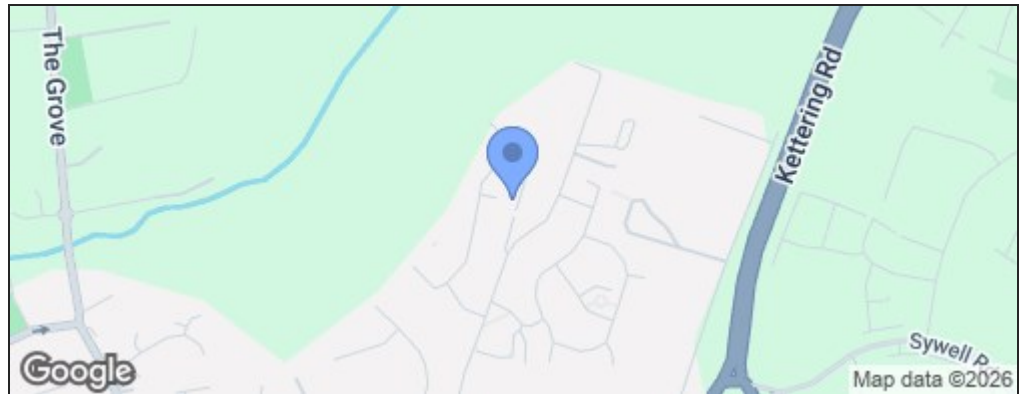
1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.