



9 OAKHAM CLOSE
Moulton, Northampton, NN3 7DE



DAVID COSBY
ESTATE AGENTS



9 Oakham Close

Moulton, NN3 7DE

Total GIA Floor Area | Approx. 56sqm



2 Bedrooms



2 Receptions



1 Bathrooms

Features

- Detached bungalow
- Cul-de-sac location
- Garage and off road parking
- Enclosed rear garden
- Gas central heating
- Double glazed

Description

9 Oakham Close is an attractive detached two bed bungalow with tiled gable dormers and well-tended front and rear gardens and benefits from a detached single garage with off-road parking for two vehicles. Accommodation briefly includes two double bedrooms, bathroom, sitting room, kitchen and dining room. There is also a useful detached brick outbuilding with ledged and braced timber pedestrian door and natural lighting from a fixed glazed window.



Located just north of the county town, the village of Moulton is nestled amidst a delightful blend of scenic countryside and residential neighbourhoods and has managed to preserve its distinctive charm, character, and individuality throughout the years.

The Property

Entrance Hall

Entered via the part glazed panel door, the entrance hall is fitted with oak effect laminate boards and has perimeter ovolo covings. Walls are neutrally decorated, and a timber flush door opens into the large living room space.

Sitting Room

The sitting room is a good-sized space with a large south-facing window overlooking the pretty front aspect. There is a feature fireplace surround and polished tile hearth with fitted classically styled electric flame effect fan heater.

Dining room

The dining room is also situated to the front of the property and has a sunny aspect with a three-unit window and space for a good-sized table and chairs. Walls are neutrally decorated, and floors are finished with cut pile carpet.

Kitchen / Breakfast Room

The kitchen is located to the left-hand side elevation of the property and has a double-glazed two panelled door and matching casement window overlooking the side elevation. Walls are finished with profiled plaster covings and floors have marble effect ceramic tiles. A two panelled glazed door leads to the central hallway and a timber flush door opens to the dining room. The kitchen is fitted with a good range of base and wall units with oak work surfaces and a stainless-steel sink and drainer with mixer tap. Chamfered metro tiles have been fitted above the base units and a two-door electric oven has been installed with four burner electric hob and brushed chrome extractor hood over. There is space for a washing machine and artificial lighting is provided by a central pendant.

Central Hallway

The central hall has marble effect ceramic tiles which flow through from the kitchen and walls are finished with perimeter ovolo covings and there is a timber ceiling hatch providing access to the loft space.

Master Bedroom

Bedroom one is located to the rear right hand side of the property and is a good-sized double bedroom with ample space for storage. There is a three-unit casement window overlooking the rear garden and floors are finished with cut pile carpet. Profiled perimeter plaster covings have been fitted and walls are neutrally decorated.

Bedroom 2

A further double bedroom located to the rear left hand side of the property with perimeter profiled covings and a good sized three-unit window overlooking the rear aspect. Walls are neutrally decorated, and floors are finished with cut pile carpet.

Bathroom

The bathroom has a top hung casement window to the side elevation providing natural lighting and ventilation and walls are decorated with full height marble effect ceramic tiles. The bathroom is fitted with a three-piece suite comprising bath with mixer tap and shower over with glazed screen, ceramic wash hand basin with pedestal and chrome mixer tap and close-coupled WC.





Grounds

Garage / Workshop

The property benefits from a detached single garage with power and a separate brick outbuilding / workshop with casement window.

Front Aspect

The sunny front aspect has a lovely street curb appeal with a gabled façade and planted borders which are just coming into bloom. Slate shingle steps lead down to the main front entrance and a perimeter pathway leads to the rear garden with gated access. A driveway provides off-road parking for two vehicles.

Rear Aspect

The rear garden is a low maintenance gravelled area with perimeter pathways and privet hedge boundaries. There is a secondary fenced gravelled area to the rear right hand side of the property with close board timber fencing and Plum tree.

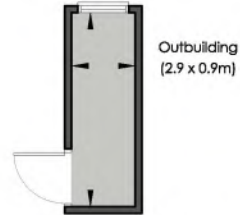


9 Oakham Close, Moulton, NN3 7DE

Approximate GIA (Gross Internal Floor Area) Excluding Garage = 56 sqm

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Outbuilding
(2.9 x 0.9m)



Garage
(4.9 x 2.5m)



Ground Floor = 85 sqm (Exc. Garage & Outbuilding)

Location

Located just north of the county town, the village of Moulton is nestled amidst a delightful blend of scenic countryside and residential neighbourhoods and has managed to preserve its distinctive charm, character, and individuality throughout the years.

Moulton's name is believed to have originated from various intriguing possibilities, including "town of the mill" or "Meleton," suggesting a protected town due to its proximity to significant landmarks such as the Church, Manor House, and Castle. Another theory proposes "Muletown," hinting at the Roman tradition of breeding mules for transportation purposes. Recorded as "Moltone" in the Domesday Book of 1086, Moulton has a rich historical tapestry.

The Parish Church, the oldest structure in the village, was constructed between 1250 and 1422 on the remnants of earlier church buildings. The original church, built by Brixworth monks in the late 7th Century, was tragically destroyed by invading Danes, as was a modest stone church erected during Saxon times. However, fragments of the ancient Saxon Cross endure within the present-day church, serving as a poignant reminder of Moulton's storied past.

For educational opportunities, Moulton offers both primary and secondary schooling at Good Ofsted rated establishments while alternative private schooling options can be found nearby at Spratton Hall and Pitsford.

Commuting is convenient with access to junction 15 of the M1 motorway allowing for an effortless journey to Milton Keynes, renowned for its diverse range of shops and amenities. Additionally, Milton Keynes Central Railway Station offers direct and frequent train connections to London Euston.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Electricity, and Gas

Council Tax: Band C **EPC:** Rating D

Important Notice

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Agent's Notes

These particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.



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