

**18 Trimley Close, Northampton, Northamptonshire, NN3 3DL**  
**£420,000 Freehold**

Jackson Grundy are pleased to present this immaculate four bedroom detached property located in this ever so popular area, close to Abington Vale., the property is also in the catchment area for Northampton school for boys, as well as being close to a lot of other good amenities and facilities. The accommodation comprises entrance hall, lounge, kitchen/breakfast room, dining room, conservatory and a downstairs shower room. The first floor has four bedrooms and a family bathroom. Externally the front provides gravelled parking for multiple cars leading to an integral garage and gated side access. To the rear is large patio area ideal for entertaining, borders and a large lawn area. EPC Rating: D. Council Tax Band: D

**Four Bedroom Detached | Immaculate Condition | Kitchen/Breakfast Room | Private Rear Garden | Garage/Off Road Parking | Close To Shops & Schools**

**modern marketing · traditional values**

### ENTRANCE HALL

Entrance door. Solid oak flooring. Staircase rising to first floor landing. Access to storage cupboard. Leading to:

### SHOWER ROOM 1.04m x 2.29m (3'5 x 7'6)

uPVC double glazed window to front elevation. Heated towel rail. Three piece suite comprising low level WC, wall mounted wash hand basin with storage below and modern shower cubicle with shower head with sliding doors.

### LOUNGE 3.58m x 5.03m (11'9 x 16'6)

uPVC double glazed window and doors to rear elevations. Radiator. Coving. Double door leading to dining room.

### DINING ROOM 3.76m x 2.82m (12'4 x 9'3)

Herringbone wood flooring. Double doors to conservatory. Radiator. Coving.

### CONSERVATORY 2.03m x 3.10m (6'8 x 10'2)

uPVC double glazed windows and doors. Pitched roof. Room for sofa. Access to garden.

### KITCHEN/BREAKFAST ROOM 2.49m x 4.62m (8'2 x 15'2)

uPVC double glazed bay window to front elevation. uPVC double glazed door to side elevation. A beautifully refitted kitchen with a range of wall mounted and base level cupboards and drawers with Quartz work surfaces over. Tiling to splash back areas. Luxury built in appliances including an AEG extractor fan, Neff double oven, Siemens induction hob and a Bosch fridge/freezer, dishwasher and washing machine. Other benefits a composite sink with mixer tap over. Storage cupboard.

### FIRST FLOOR LANDING

Access to loft space. Storage cupboards. Door to:

### BEDROOM ONE 2.69m x 4.29m (8'10 x 14'1)

uPVC double glazed window to rear elevations. Radiator. Built in wardrobes.

### BEDROOM TWO 2.69m x 3.94m (8'10 x 12'11)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM THREE 2.72m x 2.41m (8'11 x 7'11)

uPVC double glazed bay window to front elevation. Radiator.

### BEDROOM FOUR 2.77m x 3.15m (9'1 x 10'4)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 2.18m x 1.91m (7'2 x 6'3)

uPVC double glazed window to front elevation. Heated towel rail. A beautiful refitted bathroom comprising panelled bath, low level WC and wash hand basin.

### OUTSIDE

### FRONT GARDEN

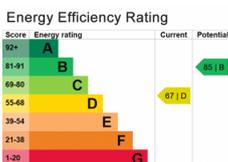
Large gravelled driveway with ample parking. Concrete slabbed pathway with access to garage, entrance and side access.

### REAR GARDEN

A stunning garden with plenty of room. The garden is largely laid to lawn. A large area which is laid with Porcelain tiles to enjoy outdoor dining and entertaining. There is also a large side plot. Scope for extending (subject to relevant planning permission). All enclosed by a timber framed fence and gate.

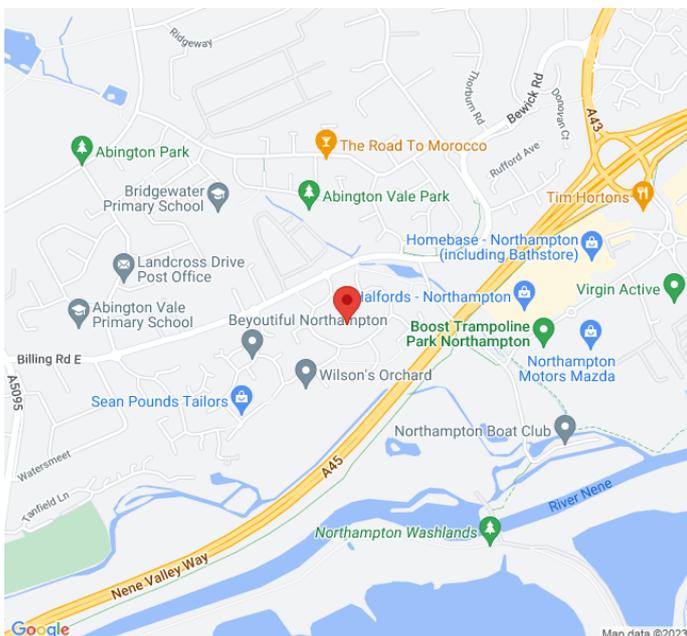
### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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