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Ashcroft Gardens, Spinney Hill, NN3 2JR

£360,000 Semi-Detached

4 3 2



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Department: Sales

Tenure: Freehold



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Property Summary

Offered to the market with no upward chain, this impressive four bedroom semi detached home is ideally positioned between Spinney Hill and The Headlands and benefits from a self contained annex and a stunning kitchen/dining/family space to the rear.

Features & Utilities

- ✓ Four Bedrooms
- ✓ Three Bathrooms
- ✓ Annex
- ✓ Extended Kitchen/Diner
- ✓ Cul-de-Sac
- ✓ No Upward Chain



Property Overview

Offered to the market with no upward chain, this impressive four bedroom semi detached home is ideally positioned between Spinney Hill and The Headlands and benefits from a self contained annex and a stunning kitchen/dining/family space to the rear. Finished to a high standard throughout, the property would make an excellent family home or first time purchase.

The ground floor accommodation comprises welcoming entrance hall with fitted storage to both sides, a generous double bedroom, a modern shower room and a superb open plan kitchen/dining/family room. The contemporary kitchen features a range of base and wall units, wooden worktops, integrated appliances, a central island and a built in sound system. This space has been extended by the current owners and is flooded with natural light, with bi-folding doors opening directly onto the rear garden, creating a fantastic area for both everyday living and entertaining.

To the first floor is the principal bedroom with en-suite bathroom, a further double bedroom and a good sized single bedroom.

Externally, the rear garden is of an excellent size and is complemented by a detached annex to the rear, complete with kitchenette and wet room, ideal for guests, home working, or multi generational living. Both the ground floor of the main house and the annex benefit from underfloor heating.

Further features include a high quality finish throughout, a full electrical rewire and an alarm system, making this a truly turnkey home in a sought after location.

EPC Rating: C. Council Tax Band: A.

GROUND FLOOR

HALLWAY

KITCHEN/LIVING AREA

BATHROOM

BEDROOM FOUR

ANNEXE

KITCHEN/LIVING AREA

BATHROOM

FIRST FLOOR

LANDING

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

OUTSIDE

DRIVEWAY

REAR GARDEN

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

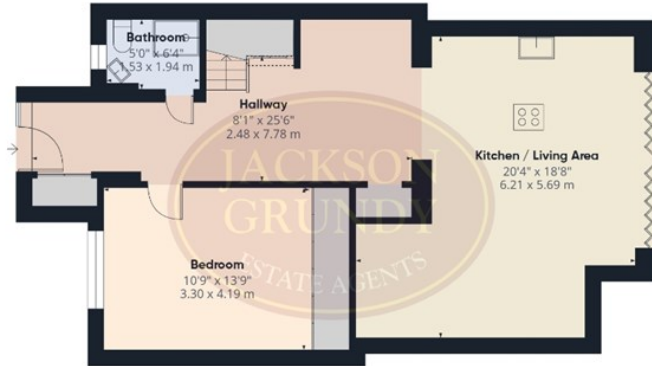
Service Charge – Ask Agent
Council Tax – Band A
EPC Rating – C
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Parking, Driveway
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to

the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

1334 ft²
123.8 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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