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# Capell Rise, Flore, Northamptonshire, NN7 4ND

£575,000 - Guide Price Detached

5 2 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - The Village Agency  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

BUILT IN 2017 IS THIS UNIQUE AND EFFICIENT FAMILY HOME WITH FIVE BEDROOMS, LOCATED IN A CUL-DE-SAC WITHIN THE POPULAR VILLAGE OF FLORE.

## Features & Utilities

- ✓ Unique Modern Family Home
- ✓ Five Double Bedrooms
- ✓ Large Kitchen / Dining Room
- ✓ Separate Study / Playroom
- ✓ Luxury Bathroom Suites
- ✓ South Facing Garden
- ✓ Decked Area With Hot Tub
- ✓ Off Road Parking
- ✓ Fantastic Village Location
- ✓ Easy Access to M1 & A5

## Property Overview

Walking into the hallway you are immersed with light and its spectacular three storey high reception. Doors leading to a utility room, cloakroom, study with vaulted ceiling, large sitting room and the kitchen / dining room. This modern yet traditional kitchen / dining room house a large island with storage and breakfast bar, quartz work tops, fitted appliances and a range cooker. Bi-fold doors lead you out to the expansive decked area.

The first floor hosts three double bedrooms, one with en-suite and two with Juliet balconies and southerly aspects. The luxury bathroom has a roll top bath, double shower and twin wash hand basins. The second floor has two further double bedrooms both with eaves storage. All the upper floors have light and airy galleried landings.

Outside to the front you have a tiered gravelled garden providing off road parking for multiple cars. The rear garden is private and southerly facing with a large decked area with sunken hot tub, perfect for entertaining. Steps lead down to a secluded lawn area.

EPC Rating B. Council Tax Band E.

### MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

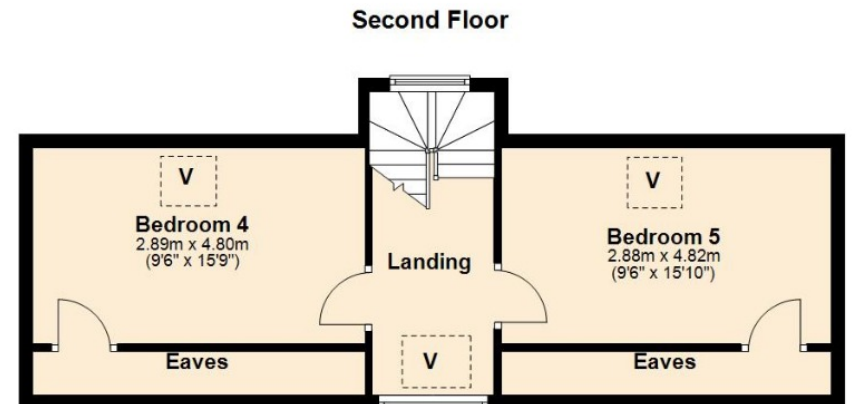
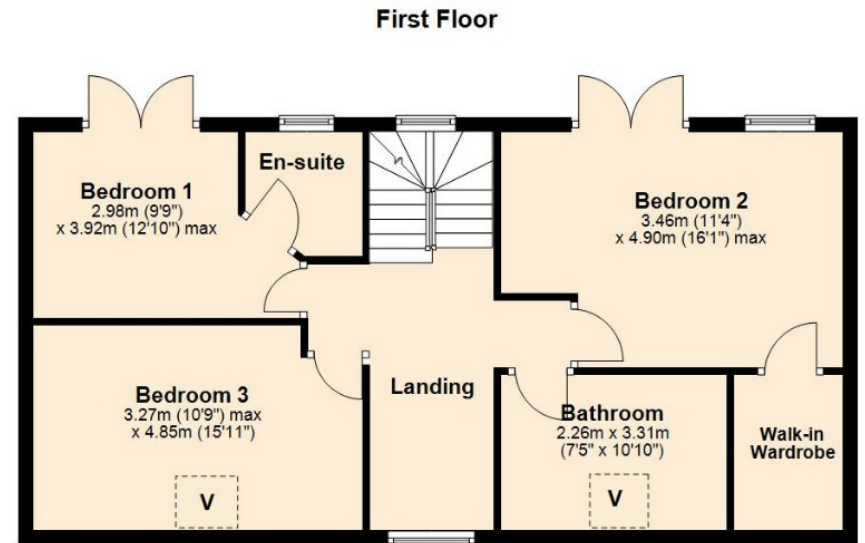
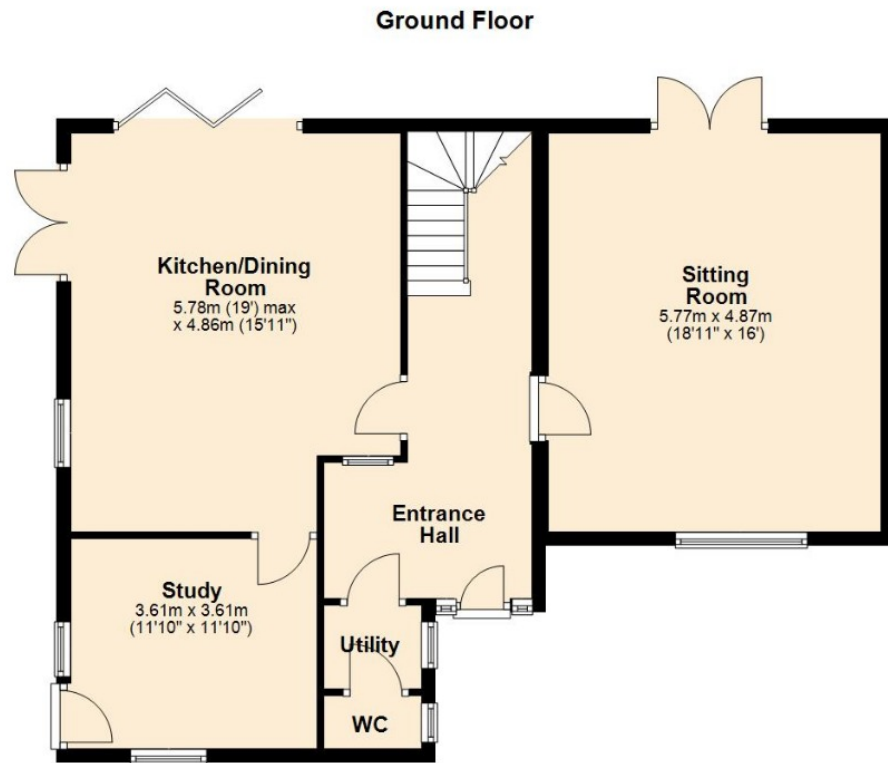
### AGENTS NOTES

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.

### DRAFT DETAILS

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

# Floorplan



Total area: approx. 202.3 sq. metres (2177.3 sq. feet)



# 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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