



www.jacksongrundy.com

Cartmel Road, Monksmoor, NN11 2PP

£500,000 - Offers Over Detached

4 3 2



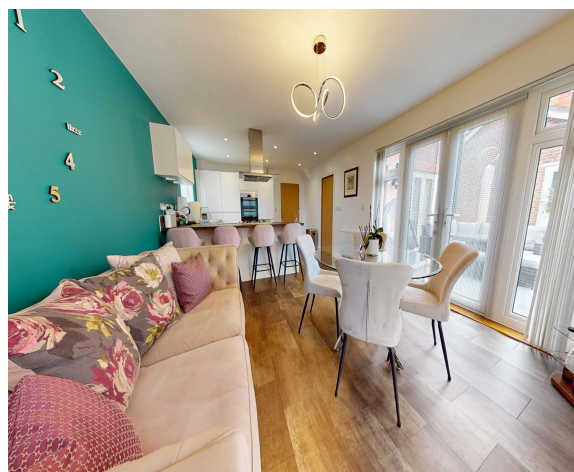
**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555
Email Us daventry@jacksongrundy.co.uk





Property Summary

Introducing this immaculate, detached, four bedroom property built by Crest Nicholson. Beautifully presented throughout.

Features & Utilities

- ✓ Four Bedrooms
- ✓ Detached Family Home
- ✓ Master Suite
- ✓ Two En-Suite Bathrooms
- ✓ Immaculate Throughout
- ✓ Oak Staircase With Glass Balustade
- ✓ Landscaped Garden
- ✓ Snug/Study
- ✓ Double Garage With Driveway Parking
- ✓ 24ft Lounge

Property Overview

Introducing this immaculate, detached, four bedroom property built by Crest Nicholson. Beautifully presented throughout, the property boasts a 22ft+ kitchen/ dining/ family room, a 24ft+ living room and 2 en-suites. Located on the high desirable Monksmoor Estate just a short walk from the country park. This corner plot has a south west facing, enclosed and landscaped garden to the rear, of which contains a jacuzzi and covered area. To the front is a double garage and parking for multiple cars. Full accommodation comprises; Hall, WC, study/snug, living room, kitchen/dining/family room, utility room, four double bedrooms, two en-suites, dressing room to main bedroom and family bathroom. EPC Rating: B. Council Tax Band: F.

HALLWAY

Composite entranced door. Wood effect LVT flooring. Stairs rising to first floor. Access to WC, study/snug, kitchen and lounge.

WC

Radiator. Suite comprising low level WC and pedestal wash hand basin. Tiling to splash areas. LVT flooring.

STUDY/SNUG 3.96m x 2.73m (12'11" x 8'11")

Dual aspect uPVC double glazed windows to front and side elevations. Radiator.

LOUNGE 7.40m x 3.63m (24'3" x 11'10")

uPVC double glazed windows to front and side elevations. uPVC French doors to rear elevation. Two radiators. Media plate.

KITCHEN/DINING/FAMILY ROOM 6.76m x 3.99m (22'2" x 13'1")

uPVC double glazed windows to side elevation. Dual aspect French doors to side and rear elevations. A range of base and wall units. Roll top work surfaces. Stainless steel one and a half bowl sink and drainer with stainless steel mixer tap. Fitted high level double oven, integrated fridge/freezer and dishwasher. Gas hob and extractor. LVT flooring. Two radiators. Media plate. Access to utility room.

UTILITY

uPVC double glazed window to rear elevation. Roll top work surface. Space for washing machine. Radiator. Stainless steel sink with stainless steel mixer tap. LVT flooring.

FIRST FLOOR LANDING

Oak staircase with glass balustrade. Access to bedrooms, bathroom and boiler cupboard. Radiator. Access to half boarded and shelved loft space via ladder.

BEDROOM ONE 6.13m x 4.01m (20'1" x 13'1")

uPVC double glazed window to rear elevation. Two radiators. Access to en-suite/wet room.

EN-SUITE/WET ROOM

uPVC obscure double glazed window to side elevation. Chrome heated towel rail. Suite comprising wall mounted wash hand basin, low level WC and walk-in double shower with rainfall shower. Full height tiling and decorative wooden panelling. Tiled flooring.

DRESSING ROOM

Fitted mirrored wardrobes.

BEDROOM TWO 3.67m x 3.20m (12' x 10'5")

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 4.03m x 3.45m (13'2" x 11'3")

Dual aspect uPVC double glazed windows to front and side elevations. Radiator. Access to en-suite.

EN-SUITE

uPVC double glazed obscure window to front elevation. Suite comprising low level WC and wall mounted wash hand basin. Chrome heated towel rail. Tiling to half height with fully tiled shower. LVT flooring.

BEDROOM FOUR 3.23m x 2.69m (10'7" x 8'9")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 1.96m x 2.36m (6'5" x 7'8")

uPVC double glazed obscure window to rear elevation. Suite comprising low level WC, wall mounted wash hand basin and bath with shower over. Tiling to half height. Fully tiled to bath. Chrome heated towel rail. LVT flooring.

OUTSIDE

FRONT GARDEN

Mature shrubs and gravel area to front of property. Porcelain tiled pathway to front door. Side access gate to rear garden. Monoblock double driveway for two cars.

REAR GARDEN

South/west facing. Enclosed by 8ft brick wall and wood panelled fencing. Artificial lawn. Porcelain tiled entertainment area. Wooden pergola on a slabbed base housing a hot tub. Mature shrubs to raised borders, made with railway sleepers. Rear access to double garage.

DOUBLE GARAGE

Up and over door.

DRAFT DETAILS

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

COMMUNAL AREA CONTRIBUTION

We have been advised of the following: £30 pcm (approx) communal area payment.

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

EPC Rating – B

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 – Driveway, Garage
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

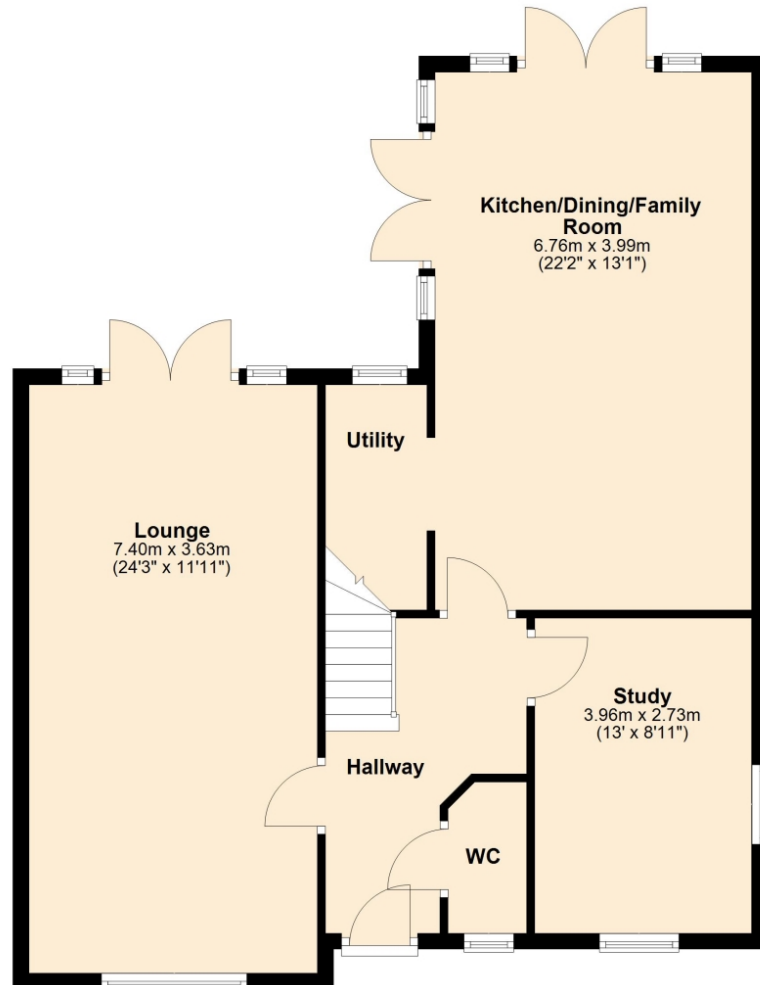
AGENTS NOTES

i Viewings by appointment only through us 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.

Floorplan

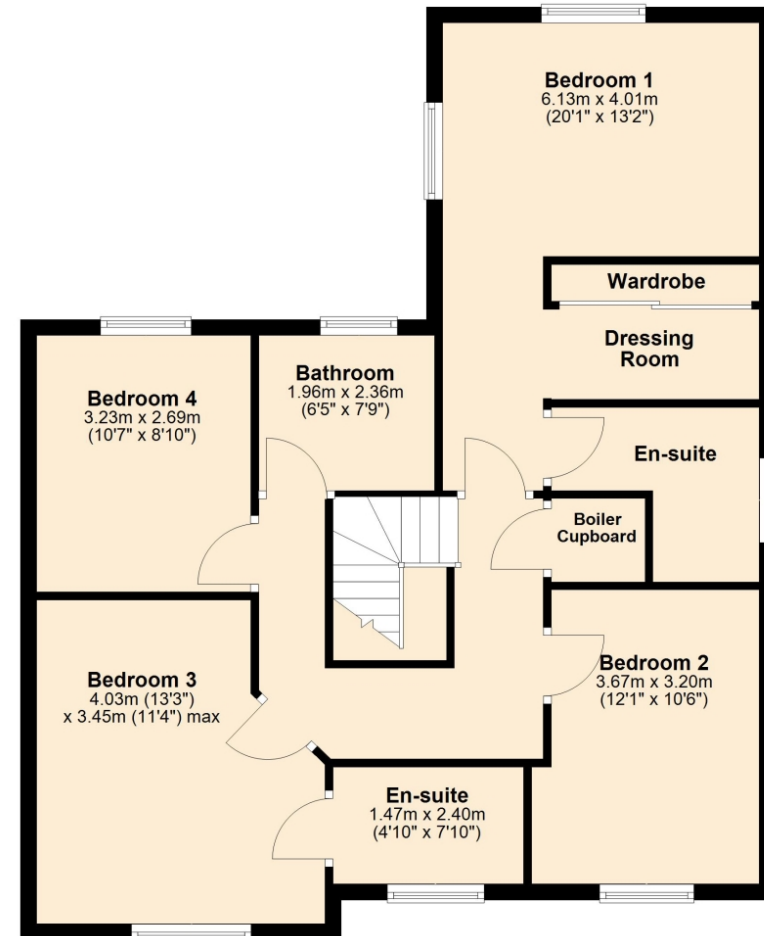
Ground Floor

Approx. 80.3 sq. metres (864.0 sq. feet)



First Floor

Approx. 80.5 sq. metres (867.0 sq. feet)



Total area: approx. 160.8 sq. metres (1731.0 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152