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# Cherry Hill, Old, NN6 9EN

£650,000 - Guide Price Detached

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Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

Tenure: Freehold





## Property Summary

A stylish and beautifully presented five bedroom family home situated on this exclusive and established development on the edge of the village.

## Features & Utilities

- ✓ Detached House
- ✓ Five Bedrooms
- ✓ Two En-Suites
- ✓ Three Reception Rooms
- ✓ Double Garage
- ✓ Large Driveway
- ✓ Walled Garden
- ✓ Semi Rural Location
- ✓ Stylish Interior
- ✓ Beautifully Presented

# Property Overview

A stylish and beautifully presented five bedroom family home situated on this exclusive and established development on the edge of the village. Old sits between Northampton, Kettering and Market Harborough and has a pub, community centre, village hall, recreation ground, cricket ground and Church. One mile away is Walgrave where there is a pre-school, primary school and store. Pitsford Reservoir is just two miles away and offers sailing, fishing and walks.

The property has a porch with coat / boot cupboard that leads to large hallway with space for furniture, cloakroom, sitting room with a feature fireplace and double doors to the garden, dining room (currently used as a family room) and study. The kitchen / dining room has double doors to the garden, granite work tops and a comprehensive range of built in appliances and there is a utility room.

Upstairs, bedrooms one and two has en-suite shower rooms and there are three further bedrooms and a family bathroom.

Outside, there is a good size driveway that accommodates five cars, double garage and a lovely established walled rear garden plus a courtyard area.

EPC Rating C. Council Tax Band G.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

### SITTING ROOM

### DINING ROOM

### STUDY

KITCHEN / DINING ROOM

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM ONE (EN-SUITE)

BEDROOM TWO (EN-SUITE)

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

DOUBLE GARAGE

#### MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band G

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 – Double Garage

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Has not flooded in the last 5 years

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

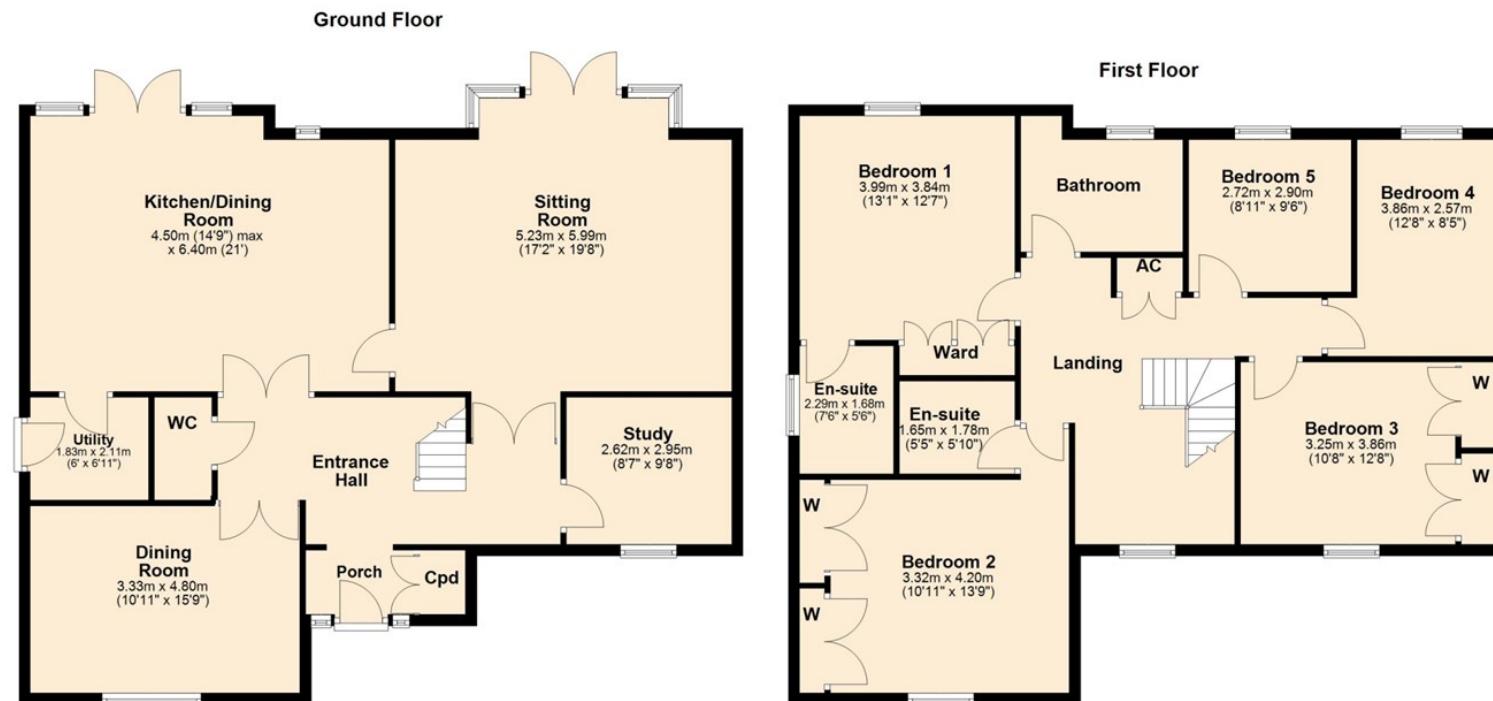
Rights and Easements – Ask Agent

## 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





## 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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