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# Church Close, West Haddon, **NN67DY**

£425,000 Detached









**Department: Sales** 

Tenure: Freehold



















# **Property Summary**

A four bedroom detached house of the popular Bryant Victorian design. it has a hall, cloakroom, lounge with bay window and log burner, dining room leading to a conservatory, kitchen / breakfast room and utility room.

# **Features & Utilities**

- ✓ Detached House
- ✓ Four Bedrooms
- Conservatory
- ✓ Large Driveway
- ✓ Log Burner
- ✓ En-Suite
- ✓ Utility Room
- ✓ South West Facing Garden





# **Property Overview**

A four bedroom detached house of the popular Bryant Victorian design. it has a hall, cloakroom, lounge with bay window and log burner, dining room leading to a conservatory, kitchen / breakfast room and utility room. On the first floor, the main bedroom has an en-suite shower room and built in wardrobes, there are three further bedrooms and bathroom. The large frontage has space for 3-4 cars, there is a garage and a south west facing rear garden. The property has uPVC double glazing and radiator heating. EPC Rating C. Council Tax Band E.

#### **ENTRANCE HALL**

Entrance via front door. Radiator. Stairs rising to first floor landing with understairs storage cupboard.

#### **CLOAKROOM**

Window to front elevation. Radiator. Suite comprising WC and wash hand basin. Tiled splash backs.

#### LOUNGE 3.48m x 4.19m (11'5" x 13'9")

Bay window to front elevation. Two windows to side elevation. Radiator. Fireplace with log burner.

#### DINING ROOM 2.90m x 2.67m (9'6" x 8'9")

Radiator. Double doors to conservatory.

# CONSERVATORY 3.23m x 3.73m (10'7" x 12'3")

uPVC double glazed construction with double doors to the rear garden. Tiled flooring. Door to garage.

### KITCHEN / BREAKFAST ROOM 2.84m x 3.58m (9'4" x 11'9")

Window to rear elevation. Chrome heated towel rail. Fitted with a range of wall, base and drawer units with work surfaces over. Built in oven, hob and extractor. Space for dishwasher. One and a half bowl sink unit. Tiled splash backs. Tiled flooring.

### UTILITY ROOM 2.06m x 1.40m (6'9" x 4'7")

Fitted with a range of wall, base and drawer units. Space for fridge / freezer and washing machine. Tiled splash backs. Tiled flooring.







#### FIRST FLOOR LANDING

Access to loft space. Airing cupboard.

#### BEDROOM ONE 3.58m x 3.61m (11'9" x 11'10")

Windows to front and side elevations. Radiator. Built in wardrobes.

#### **EN-SUITE**

Window to side elevation. Chrome heated towel rail. Suite comprising shower in a large tiled cubicle, WC and wash hand basin with storage below.

### BEDROOM TWO 2.92m x 2.87m (9'7" x 9'5")

Window to rear elevation. Radiator. Built in wardrobe.

#### BEDROOM THREE 2.82m x 2.54m (9'3" x 8'4")

Window to rear elevation. Radiator.

#### BEDROOM FOUR 2.03m x 3.35m (6'8" x 11')

Window to front elevation. Radiator.

#### BATHROOM 1.85m x 2.03m (6'1" x 6'8")

Window to rear elevation. Radiator. Suite comprising bath with shower attachment over, WC and wash hand basin with storage below. Tiled splash backs.

#### **OUTSIDE**

#### **FRONT GARDEN**

Parking for 3 - 4 cars. Lawn and gated side access.

# GARAGE 5.26m x 2.51m (17'3" x 8'3")

Up and over door. Door to garage.

### **REAR GARDEN**







South west facing with lawn and decking areas.

#### **DRAFT DETAILS**

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

#### MATERIAL INFORMATION

Type - Detached

Age/Era - Ask Agent

Tenure - Freehold

Ground Rent - Ask Agent

Service Charge - Ask Agent

Council Tax - Band E

EPC Rating - Ask Agent

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 - Off-street, 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**

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











# 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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