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Croft Way, Weedon, NN74QX

£475,000 Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

Introducing this spacious four bedroom detached family home, situated in the sought after village of Weedon, boasting fantastic local amenities and transport links.

Features & Utilities

- ✓ Five Bedrooms
- ✓ Detached Family Home
- ✓ Balcony to Master Bedroom
- ✓ Four Piece Family Bathroom
- ✓ Study
- ✓ Large Kitchen/Dining Room
- ✓ 20 foot Lounge
- ✓ Integral Garage
- ✓ Parking for Multiple Vehicles
- ✓ Low Maintenance Rear Garden

Property Overview

Set in the desirable village of Weedon, this attractive four-bedroom detached home offers generous living space and a welcoming feel throughout. The ground floor features a bright entrance hall, a useful study, guest WC, a well-equipped kitchen/dining room, and an impressive 29ft lounge-perfect for family life and entertaining. Upstairs, there are four comfortable bedrooms, including a lovely master suite with its own en-suite shower room and a balcony overlooking the historic Royal Ordnance Depot. A modern four-piece family bathroom completes the first floor. Outside, the property provides ample driveway parking and a private, low-maintenance rear garden-ideal for relaxing or social gatherings. Conveniently positioned for local amenities and excellent transport links, this home beautifully balances village charm with everyday practicality. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE HALL

Enter via composite door. Radiator. Stairs to first floor. Tiled flooring. Access to study, WC, lounge and kitchen/dining room. Understairs cupboard.

STUDY 3.63m x 3.05m (11'11" x 10')

uPVC double glazed window to front elevation. Radiator. Laminate flooring.

WC

Wash hand basin in vanity unit. Radiator. Tiled flooring and low level WC.

LOUNGE 8.94m x 3.78m (29'4" x 12'5")

uPVC double glazed sliding patio doors to rear elevation. Two radiators. Laminate flooring. Electric fireplace. Access to kitchen/dining room via singled glazed wooden framed double doors.

KITCHEN/DINING ROOM 8.94m x 3.89m (29'4" x 12'9")

uPVC double glazed sliding doors to rear elevation. Radiator. Range of base and wall mounted units. Generous island with base level units. Granite worksurface. One and a half bowl sink with stainless steel mixer tap. Space for all white goods. Double oven. American style fridge freezer. Washing machine, dishwasher and integrated coffee machine. Tiled splashback areas. Extractor hood.

FIRST FLOOR LANDING

Access to all bedrooms, bathroom and loft space. Radiator.

BEDROOM ONE 3.89m x 4.93m (12'9" x 16'2")

uPVC double glazed French doors to rear elevation and access to balcony. uPVC double glazed window to rear elevation. Radiator. Built in wardrobes. Access to en-suite.

EN-SUITE 2.35m x 2.06m (7'8" x 6'9")

uPVC double glazed window to side elevation. Full height tiling. Tiled flooring. Corner shower cubicle. Wash hand basin in vanity unit. Low level WC.

BEDROOM TWO 5.59m x 3.96m (18'4" x 13')

uPVC double glazed to front elevation. Radiator. Built in wardrobe. Access to en-suite.

EN-SUITE 1.96m x 2.32m (6'5" x 7'7")

Skylight. Full height tiling. Corner shower cubicle. Low level WC. Wash hand basin in vanity unit.

BEDROOM THREE 5.38m x 2.67m (17'8" x 8'9")

uPVC double glazed window to front elevation. Radiator. Laminate flooring.

BEDROOM FOUR 2.67m x 2.87m (8'9" x 9'5")

Two skylights. Radiator.

BALCONY

Mainly laid to decking. Enclosed with iron bar fencing. Views over Weedon depot.

OUTSIDE

FRONT

Block paved driveway for several vehicles.

REAR

Low maintenance rear garden benefitting from a generous patio entertainment area. Built in hot tub. Lawned area.

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 C

EPC Rating – Ask Agent

Electricity Supply – Mains, Solar PV Panels

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Driveway, Single 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

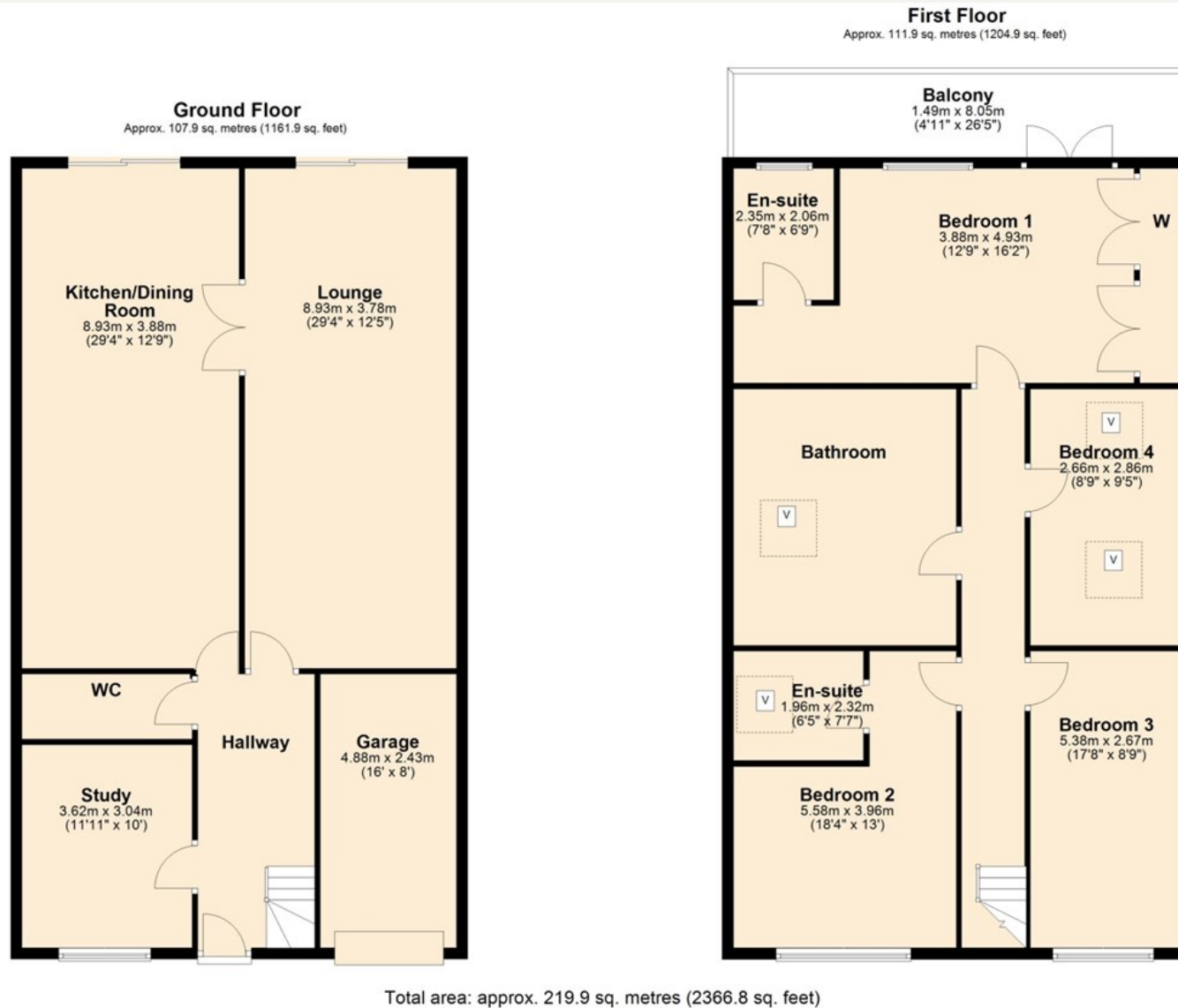
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

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

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