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Eaglestone Drive, West Haddon, NN6 7DA

£490,000 Detached

4 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A very well presented four bedroom detached property situated on a corner plot opposite a green space.

Features & Utilities

- ✓ Detached House
- ✓ Four Bedrooms
- ✓ Corner Plot
- ✓ Overlooking the Green
- ✓ Open plan Kitchen/Dining/Living room
- ✓ Lounge & Study
- ✓ Garage
- ✓ Excellent Condition
- ✓ Covered Bar & Seating Area

Property Overview

A very well presented four bedroom detached property situated on a corner plot opposite a green space. It has a hall, WC, lounge, study, 27 ft kitchen/dining/living room, utility room, galleried landing, bedroom one with built in wardrobes, dressing area and en-suite shower room. There are three further bedrooms all with built in wardrobes and the main bathroom has a separate shower and bath. Outside, there is parking for three vehicles, a garage and attractive garden with a covered bar and seating area. The property has uPVC double glazing and radiator heating. EPC Rating: B. Council Tax Band: F.

ENTRANCE

Front door to:

HALLWAY

Stairs to first floor. Understairs storage cupboard. Radiator. Tiled floor.

WC

WC. Wash hand basin. Tiled splashback and floor. Heated towel rail.

LOUNGE 5.25m x 3.35m (17'2" x 10'11")

Window to front elevation. Three windows to side elevation. Two radiators. Fireplace.

STUDY 2.03m x 2.64m (6'7" x 8'7")

Window to front elevation. Radiator. Tiled floor.

KITCHEN/DINING/FAMILY ROOM 4.58m x 8.22m (15' x 26'11")

Bay window to side elevation. Two radiators. Wall mounted and base level units with quartz work tops. Built in oven and combi oven, induction hob with extractor. Fully integrated fridge freezer. Wine cooler. Breakfast bar. One and a half sink unit. Tiled floor. Two sets of double doors to the rear with full height windows.

UTILITY ROOM

Door to side elevation. Wall mounted and base units. Radiator. Space for washing machine and tumble dryer. Quartz work top over. Tiled floor.

FIRST FLOOR LANDING

Galleried landing. Window to front elevation. Radiator. Airing cupboard. Access to loft space.

BEDROOM ONE 3.36m x 3.19m (11' x 10'5")

Bay window to front elevation. Dressing area with built in wardrobes.

EN-SUITE

Window to side elevation. Shower in a large tiled cubicle. WC and wash hand basin. Tiled splashback and floor. Heated towel rail.

BEDROOM TWO 3.93m x 2.64m (12'10" x 8'7")

Window to rear elevation. Radiator. Built in wardrobes.

BEDROOM THREE 3.73m x 2.65m (12'2" x 8'8")

Window to front elevation. Radiator. Built in wardrobes.

BEDROOM FOUR 3.57m x 3.36m (11'8" x 11')

Window to rear elevation. Radiator. Built in wardrobes.

BATHROOM 3.57m x 3.36m (11'8" x 11')

Window to rear elevation. Bath with shower attachment. Shower in a tiled cubicle. WC. Wash hand basin. Tiled splashback and floor. Heated towel rail.

OUTSIDE

FRONT GARDEN

Lawn, borders and retaining hedge. Driveway for 3 vehicles.

GARAGE

Up and over door. Roof storage space. Power and lighting. Door to side.

REAR GARDEN

Paved and decked seating area. The rest is laid to lawn. Covered bar and seating area with heat lamps.

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 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, 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

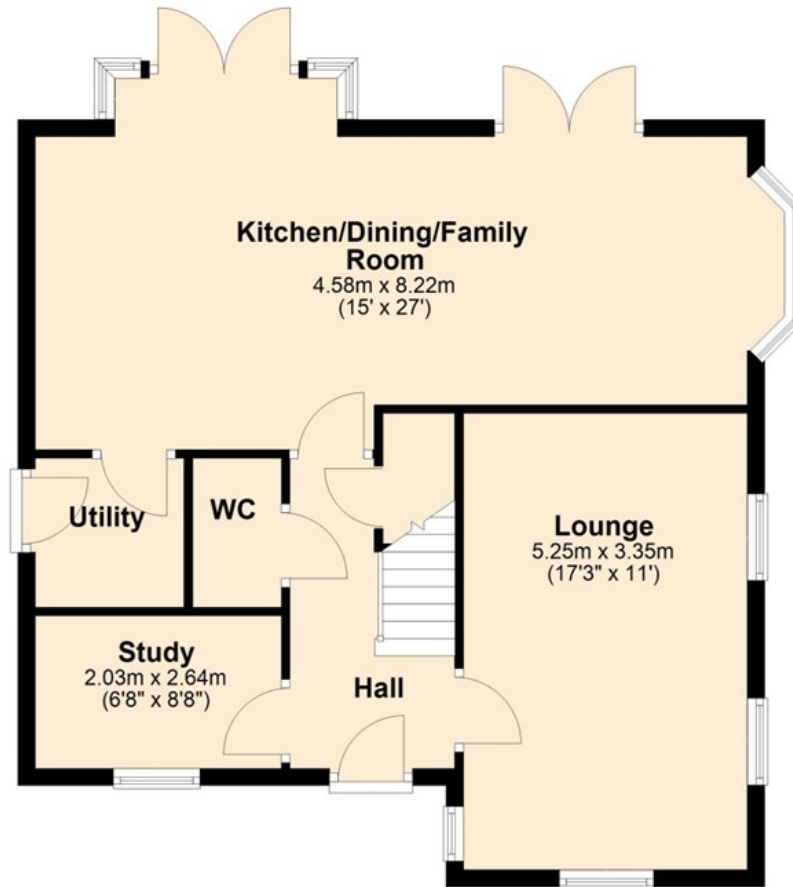
AGENTS NOTES

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

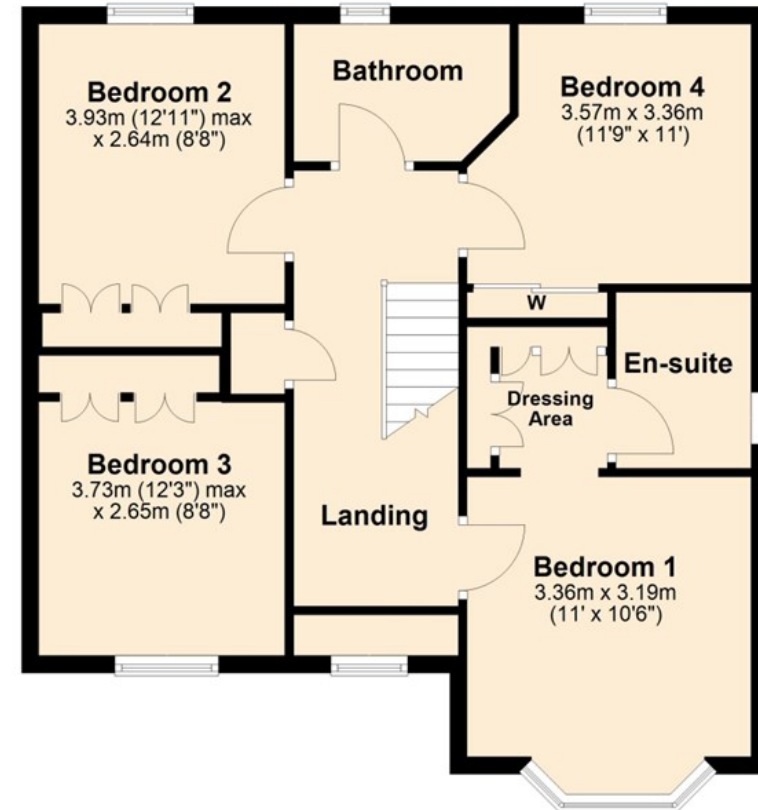
Ground Floor

Approx. 67.4 sq. metres (725.8 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.5 sq. feet)



Total area: approx. 128.0 sq. metres (1377.3 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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