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Eaglestone Drive, West Haddon, Northampton, NN6 7DA

£467,500 Detached

4 2 1



Department: Sales

Tenure: Freehold



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Property Summary

A smart, modern detached property with some very appealing upgrades both inside and out. It has a good size hall, cloakroom, large lounge and kitchen / breakfast / dining room with quartz topped island incorporating a breakfast bar and doors leading to the garden entertaining area

Features & Utilities

- ✓ Four Bedroom Detached
- ✓ Upgraded Kitchen
- ✓ Outdoor Kitchen
- ✓ Private Garden
- ✓ Solar Panels
- ✓ Garage



Property Overview

A smart, modern detached property with some very appealing upgrades both inside and out. It has a good size hall, cloakroom, large lounge and kitchen / breakfast / dining room with quartz topped island incorporating a breakfast bar and doors leading to the garden entertaining area with covered outdoor kitchen and granite topped bar. There is also a utility room, four bedrooms, bathroom and en-suite shower room. The property is situated at the end of a private driveway and has a two car driveway, garage, private garden, solar panels and air conditioning. EPC Rating B. Council Tax Band E.

ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing. Coat cupboard.

CLOAKROOM 1.55m x 0.84m (5'1 x 2'9)

Radiator. Suite comprising WC and wash hand basin. Tiled splash backs.

LOUNGE 6.40m x 3.43m (21'0 x 11'3)

Bay window to side elevation. Further windows to front and side elevations. Two radiators.

KITCHEN / BREAKFAST / DINING ROOM 6.32m x 3.45m (20'9 x 11'4)

Bay window to front elevation. Double doors and windows to garden. Two radiators. Fitted with a range of wall, base and drawers unit with quartz work surfaces. Built in oven, combined microwave/ oven, hob and extractor hood. Built in fridge / freezer. Space for large fridge / freezer. Island unit with quartz work surface incorporating a breakfast bar, dishwasher and one and a half bowl underslung sink unit. Tiled floor. Air conditioning unit

UTILITY ROOM 1.35m x 2.16m (4'5 x 7'1)

Radiator. Shelving. Space for washing machine. Tiled floor. Understairs storage cupboard. Door to rear elevation.

FIRST FLOOR LANDING

Airing cupboard. Access to loft space.

BEDROOM ONE 3.51m x 3.53m (11'6 x 11'7)

Window to side elevation. Radiator. Fitted wardrobe. Air conditioning unit.

EN-SUITE 1.40m x 2.13m (4'7 x 7'0)

Window to rear elevation. Chrome heated towel rail. Suite comprising shower in a large tiled cubicle, WC and wash hand basin. Tiled floor. Tiled splash backs.

BEDROOM TWO 3.51m x 3.51m (11'6 x 11'6)

Window to side elevation. Radiator.

BEDROOM THREE 2.74m x 3.53m (9'0 x 11'7)

Windows to front and side elevations. Radiator. Fitted wardrobe. Air conditioning unit.

BEDROOM FOUR 2.77m x 2.51m (9'1 x 8'3)

Window to front elevation. Radiator. Fitted wardrobes.

BATHROOM 1.75m x 2.03m min (5'9 x 6'8 min)

Window to front elevation. Chrome heated towel rail. Suite comprising bath with shower attachment, shower in a tiled cubicle, WC and wash hand basin. Tiled floor. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Driveway for two cars. Lawn and borders.

GARAGE

Up and over door. Power and light connected. Roof storage space. Door to side elevation.

REAR GARDEN

Shaped lawn and borders. Paved patio area. Covered outdoor kitchen with granite work tops and bar. Heater.

DRAFT DETAILS

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

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Ask Agent

Sewage Supply – Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

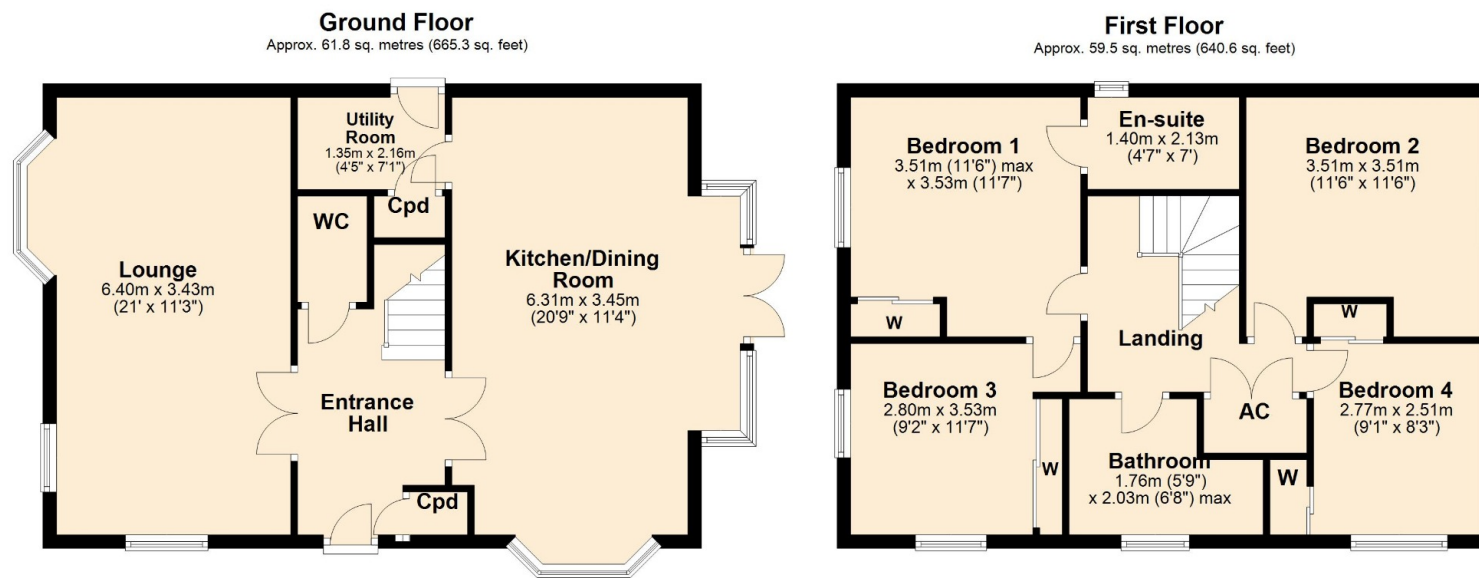
Outstanding Building Work/Approvals – Ask Agent

AGENTS NOTES

i Viewings by appointment only through Jackson Grundy 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



Total area: approx. 121.3 sq. metres (1305.9 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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