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Edgemont Road, Northampton, NN3 3PQ

£725,000 Detached



Department: Sales

Tenure: Freehold





Property Summary

Set within a prestigious and highly regarded development, this individual four bedroom detached home occupies a generous plot of approximately one third of an acre and enjoys excellent access to the town centre and major road networks.

Features & Utilities

- ✓ Individual Detached House
- ✓ Four Bedrooms
- ✓ Three Reception Rooms
- ✓ Conservatory
- ✓ In & Out Driveway
- ✓ Double Garage
- ✓ uPVC Double Glazing
- ✓ Radiator Heating
- ✓ Kitchen / Breakfast Room
- ✓ Cloakroom & En-Suite

Property Overview

The property is entered via a spacious porch which opens into an impressive entrance hall, creating a welcoming first impression and providing access to all principal ground floor rooms. The sitting room is a bright and inviting space with doors opening directly onto the garden, ideal for both everyday living and entertaining. The dining room enjoys attractive views over the rear garden, while a separate study and cloakroom offer practical and flexible accommodation.

The conservatory is a standout feature, designed to take full advantage of the garden setting and benefitting from two sets of double doors that allow easy access to the outdoor space. The well appointed kitchen/breakfast room features granite worktops and integrated appliances and is further complemented by a separate utility room.

On the first floor, a galleried landing enhances the sense of space and includes two airing cupboards. The principal bedroom benefits from a generously proportioned en-suite shower room, while three additional bedrooms are served by a large family bathroom.

Externally, the property boasts an impressive frontage with an in-and-out driveway and a double garage fitted with an electric door. To the rear, the garden is predominantly laid to lawn and bordered by mature, established hedging, providing both privacy and an attractive outlook.

EPC Rating TBC. Council Tax Band G.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

SITTING ROOM 4.44m x 6.58m (14'7" x 21'7")

DINING ROOM 3.48m x 3.00m (11'5" x 9'10")

STUDY 2.59m x 2.39m (8'6" x 7'10")

KITCHEN / BREAKFAST ROOM 3.05m x 6.40m (10' x 21')

UTILITY ROOM 1.96m x 3.43m (6'5" x 11'3")

CONSERVATORY 4.55m x 3.81m (14'11" x 12'6")

FIRST FLOOR

BEDROOM ONE 4.42m x 6.60m (14'6" x 21'8")

EN-SUITE 2.82m x 2.44m (9'3" x 8')

BEDROOM TWO 3.05m x 4.04m (10' x 13'3")

BEDROOM THREE 3.58m x 2.97m (11'9" x 9'9")

BEDROOM FOUR 3.35m x 2.41m (11' x 7'11")

BATHROOM 3.66m x 2.41m (12' x 7'11")

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE 5.51m x 6.07m (18'1" x 19'11")

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Ask Agent

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 – 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

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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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