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# Edgemont Road, Northampton, NN3 3PQ

£725,000 Detached



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Department: Sales

Tenure: Freehold



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## 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

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



Floor 0



Floor 1



## Approximate total area<sup>(1)</sup>

2752 ft<sup>2</sup>  
255.9 m<sup>2</sup>

## Balconies and terraces

24 ft<sup>2</sup>  
2.2 m<sup>2</sup>

## Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# 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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