



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Hall Gardens, East Haddon, NN6 8BL

£625,000 Detached

 4  2  2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Not Specified



Jackson Grundy Estate Agents - The Village Agency  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 624900  
Email Us [thevillageagency@jacksongrundy.co.uk](mailto:thevillageagency@jacksongrundy.co.uk)







## Property Summary

An individual detached property with a beautifully styled interior, set on a generous plot in this highly desirable village, surrounded by rolling countryside.

## Features & Utilities

- ✓ Three / Four Bedrooms
- ✓ Individual Design
- ✓ Very Stylish Interior
- ✓ 1/4 Acre Plot
- ✓ Double Garage
- ✓ Ample Parking
- ✓ Recently Renovated
- ✓ Bluetooth Controlled Electric Heating
- ✓ uPVC Double Glazing

# Property Overview

An individual detached property with a beautifully styled interior, set on a generous plot in this highly desirable village, surrounded by rolling countryside.

The spacious entrance hall offers plenty of room for furniture and features a striking staircase with contemporary glass panels. A cloakroom with coat storage leads to a WC, with potential to create a shower room if desired. The sitting room enjoys a cosy multi-fuel stove and opens onto a large conservatory overlooking the garden, which in turn connects to the kitchen/breakfast room. The kitchen is fitted with integrated appliances, a walk-in pantry, and a three-oven AGA (available by separate negotiation). A versatile family room/fourth bedroom and a useful utility room with additional appliance space complete the ground floor.

Upstairs, the main bedroom boasts a balcony, walk-in wardrobe, and an en-suite bathroom with a freestanding roll-top bath. There are two further bedrooms served by a modern shower room with a walk-in shower.

Outside, the property provides parking for several vehicles along with an 18' x 17' double garage. The large gardens wrap around the house to the front, side, and rear, offering lawns and a variety of seating areas to enjoy the sun throughout the day.

EPC Rating C. Council Tax Band F.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

### WC

### SITTING ROOM 4.44m x 3.56m (14'7" x 11'8")

KITCHEN / BREAKFAST ROOM 5.49m x 6.25m (18' x 20'6") maximum

CONSERVATORY 42.82m x 3.78m (140'6" x 12'5")

FAMILY ROOM / BEDROOM FOUR 3.20m x 3.73m (10'6" x 12'3")

FIRST FLOOR

LANDING

BEDROOM ONE (EN-SUITE)

BEDROOM TWO

BEDROOM THREE

SHOWER ROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE

SIDE & REAR GARDENS

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent  
Council Tax – Ask Agent  
EPC Rating – C  
Electricity Supply – Mains  
Gas Supply – Ask Agent  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Electric Heating  
Parking – Ask Agent  
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

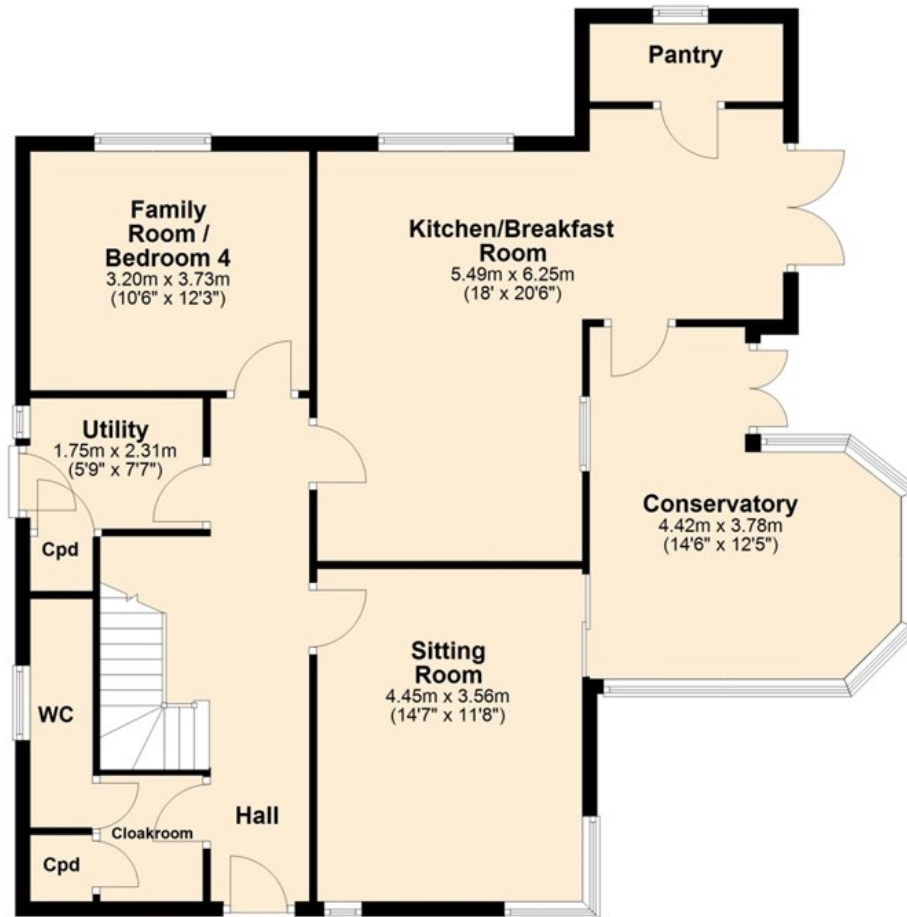
#### AGENTS NOTES

i Viewings by appointment only through us 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

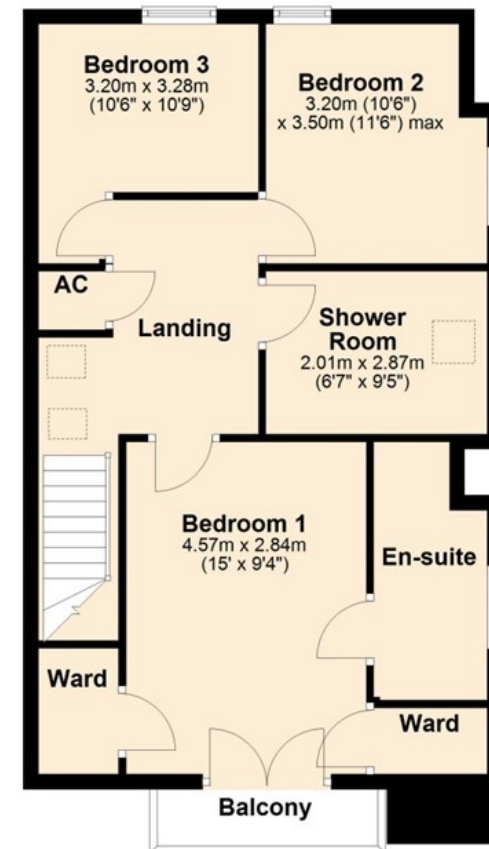
## Ground Floor

Approx. 100.9 sq. metres (1085.6 sq. feet)



## First Floor

Approx. 61.0 sq. metres (656.8 sq. feet)



Total area: approx. 161.9 sq. metres (1742.4 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152