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Hamsterly Park, Southfields, Northampton, NN3 5DX

£265,000 Semi-Detached

3 2 2



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Weston Favell
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Property Summary

A rarely available 3 bedroom semi detached home with off road parking in Southfields, a popular residential area near Weston Favell, offering easy access to local schools, parks & shopping at Weston Favell Shopping Centre. With great transport links, it's a convenient and family friendly location.

Features & Utilities

- ✓ Extended Family Home
- ✓ Three Bedrooms
- ✓ Conservatory
- ✓ Off Road Parking
- ✓ Separate Dining Area
- ✓ Downstairs WC



Property Overview

A rarely available three bedroom semi detached home in Southfields, a popular residential area near Weston Favell, offering easy access to local schools, parks and shopping at Weston Favell Shopping Centre. With great transport links and nearby green spaces, it's a convenient and family friendly location. The accommodation includes a kitchen, WC, spacious lounge, separate dining room, and a conservatory. Upstairs, there are three bedrooms, with an en-suite to the master, plus a family bathroom. Outside, the property benefits from an enclosed rear garden and a driveway providing off road parking for two-three cars. Early viewings are highly recommended. EPC Rating: C Council Tax Band: B

PORCH

Entrance door. Archway to:

LOUNGE 4.23m x 3.55m (13'10 x 11'8)

Box bay window to front elevation. Staircase rising to first floor landing. Attractive timber effect laminate flooring.

KITCHEN 2.51m x 5.38m (8'3 x 17'8)

Windows to rear elevation. White semi gloss wall and base units with Butcher block work surfaces over. Tiling to splash back areas. Electric oven, gas hob and extractor. Space for washing machine, dishwasher and fridge/freezer. Doors to conservatory, dining room and WC.

CONSERVATORY 2.33m x 3.24m (7'8 x 10'8)

Solid roof for year round use. French doors leading to the rear garden.

DINING ROOM 4.66m x 2.63m (15'3 x 8'7)

Window to front elevation.

WC

Window to rear elevation. Suite comprising WC and wash hand basin. Fully tiled.

FIRST FLOOR LANDING

Airing cupboard. Doors to:

SHOWER ROOM

Window to rear elevation. Suite comprising WC, wash hand basin set in a vanity unit and large walk in shower with glass panels. Fully panelled walls.

BEDROOM ONE 5.14m x 2.63m (16'10 x 8'7)

Window to front elevation. Door to:

EN-SUITE

Suite comprising wash hand basin set in vanity unit, corner shower cubicle and WC.

BEDROOM TWO 3.45m x 2.61m (11'4 x 8'7)

Window to front elevation. Built in wardrobe.

BEDROOM THREE 3.28m x 1.65m (10'9 x 5'5)

Currently used as a dressing room.

OUTSIDE

REAR GARDEN

Enclosed by fencing. Steps down to large gravel area with planters. Side access to driveway.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

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

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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

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

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

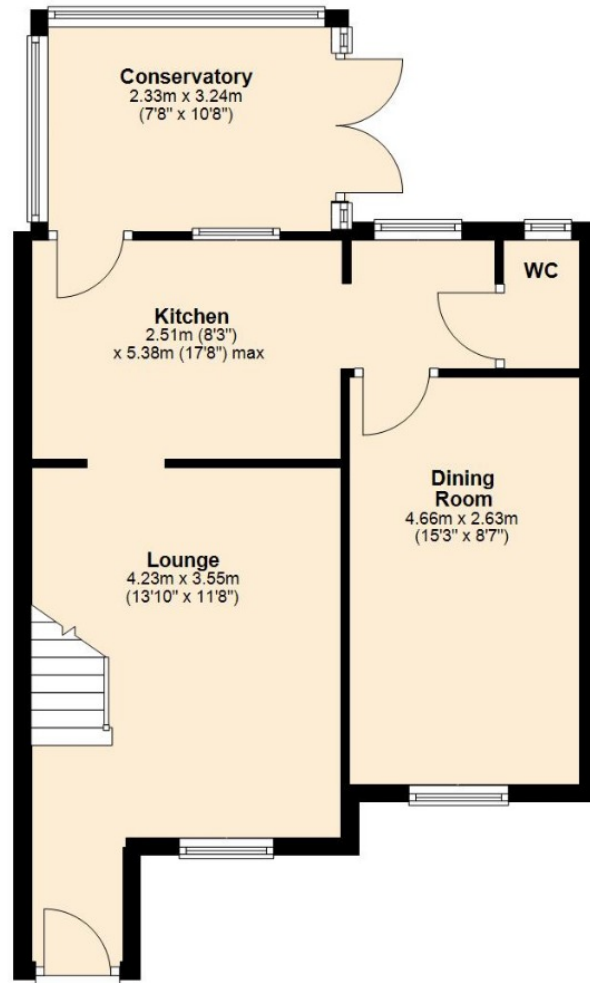
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AGENTS NOTES

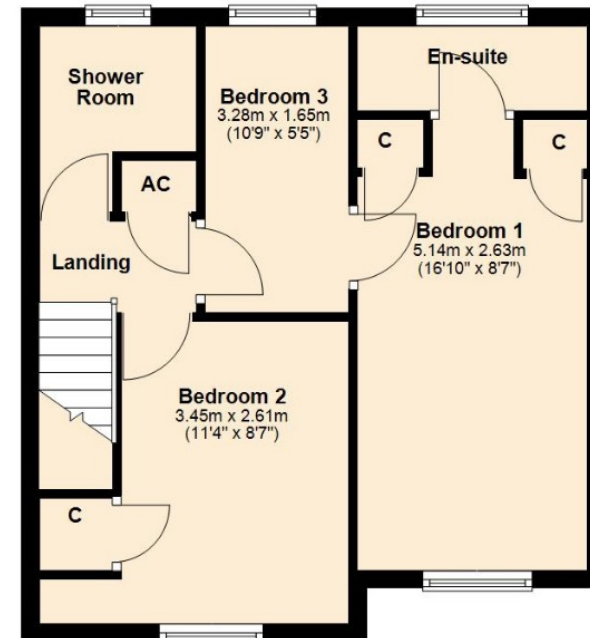
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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

Ground Floor



First Floor



Total area: approx. 92.0 sq. metres (990.6 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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