



www.jacksongrundy.com

Hilberry Rise, Berrydale, NN3 5ER

£360,000 Bungalow

3 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

Located in the sought-after Berrydale area, close to Weston Favell, this spacious 3 bedroom detached bungalow, with off road parking and double garage, sits on a generous wrap-around plot in a quiet cul-de-sac. The area offers a peaceful setting with excellent local amenities and transport links.

Features & Utilities

- ✓ Detached Bungalow
- ✓ Three Double Bedrooms
- ✓ Double Garage
- ✓ Off Road Parking Three/Four Cars
- ✓ En-Suite To Bedroom One
- ✓ No Chain
- ✓ Close To Weston Favell
- ✓ Generous Wrap Around Plot
- ✓ Excellent Transport Links
- ✓ Lateral Living

Property Overview

Located in the sought-after Berrydale area, close to Weston Favell, this spacious three-bedroom detached bungalow, with off road parking and double garage, sits on a generous wrap-around plot in a quiet cul-de-sac. The area offers a peaceful setting with excellent local amenities and transport links. The accommodation includes an entrance hall, kitchen, dining room, living room, three double bedrooms (master with en-suite), and a family bathroom. Outside, the enclosed rear garden features a well-maintained lawn and multiple entertaining areas, with side access to the double garage. The front driveway provides off-road parking for up to four cars. EPC Rating: D Council Tax Band: E

HALL

uPVC double glazed entrance door. Radiator. Storage cupboard. Airing cupboard.

LOUNGE 3.26m x 4.80m (10'8" x 15'9")

Double glazed windows to front and side elevations. Electric fire. Archway to diner.

DINING ROOM 3.12m x 3.12m (10'3" x 10'3")

Double glazed patio doors to rear elevation. Radiator.

KITCHEN 3.71m x 3.55m (12'2" x 11'8")

Double glazed window to rear elevation. Double glazed door to rear elevation. Wall and base units. Sink. Space for washing machine, fridge/freezer, dishwasher and tumble dryer. Four ring gas hob. Electric oven. Extractor.

BEDROOM ONE 3.71m x 2.82m (12'2" x 9'3")

Double glazed window to rear elevation. Radiator.

EN-SUITE

Double glazed window to rear elevation. Radiator. Suite comprising wash hand basin, WC and double shower unit.

BEDROOM TWO 4.24m x 2.65m (13'11" x 8'8")

Double glazed window to side elevation. Radiator.

BEDROOM THREE 3.34m x 2.69m (10'12" x 8'10")

Double glazed window to side elevation. Radiator.

BATHROOM

Double glazed window to rear elevation. Heated towel rail. Suite comprising WC, wash hand basin and bath with shower over. Fully tiled.

OUTSIDE

FRONT GARDEN

Block paved parking for three/four cars. Mature shrubs and flower borders. Lawn to front.

REAR GARDEN

Large paved seating area. Lawn. Paved walkway to garage with side access. Fenced boundary. Mature shrubs.

GARAGE 5.03m x 5.36m (16'6" x 17'7")

Two electric roller doors. Rear access. Power and light.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Bungalow

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band E

EPC Rating – D

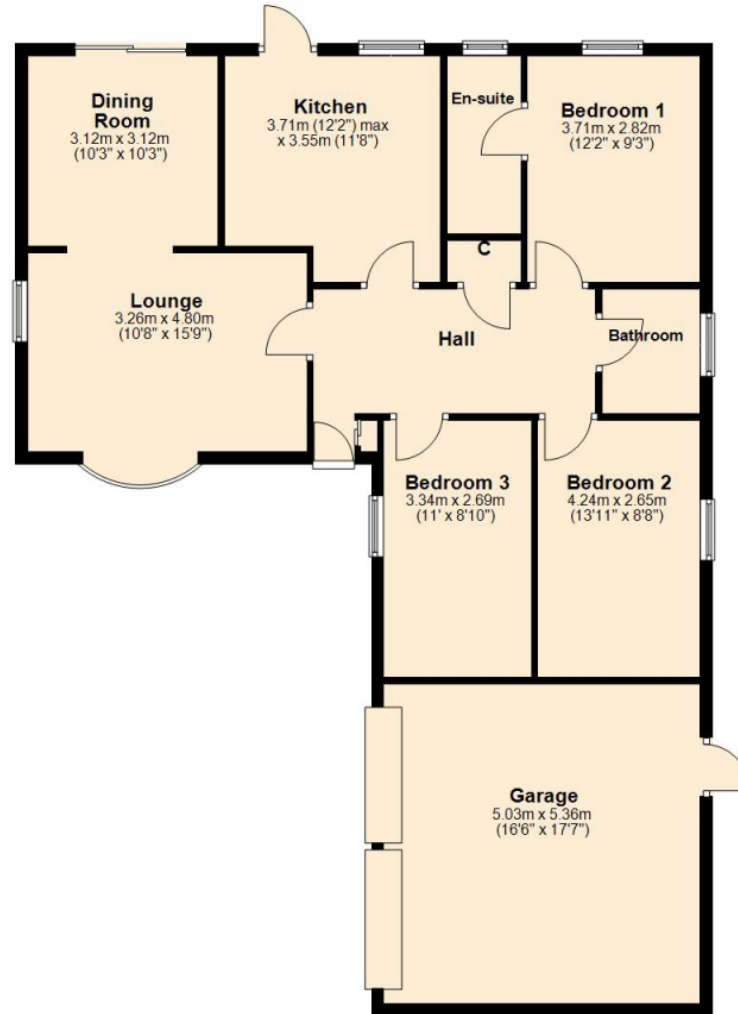
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating, Gas Heating
Parking – Parking, Driveway, Double Garage
EV Charging – Ask Agent
Accessibility – Lateral Living
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
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



Total area: approx. 117.9 sq. metres (1269.3 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

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

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk

