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# Holbein Gardens, West Hunsbury, Northampton, NN4 9XT

£550,000 - Guide Price Detached

3 2 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A beautifully upgraded 3 bedroom detached home in the sought after area of West Hunsbury with off road parking. This property effortlessly blends sustainable living with modern comfort, located close to well-regarded local schools & convenient transport links, perfect for families or professionals.

## Features & Utilities

- ✓ Detached Home
- ✓ Double Garage
- ✓ Three Double Bedrooms (Formerly Four)
- ✓ EPC: B Solar + Battery Power
- ✓ Underfloor Heating
- ✓ Open Plan Kitchen Living Dining Room
- ✓ EV Charging
- ✓ Steam Sauna Ensuite
- ✓ Landscaped Garden With Park Access
- ✓ Exceptional Value & Low Running Costs

# Property Overview

A beautifully upgraded three bedroom (formerly four) detached home in the sought-after area of West Hunsbury, with off-road parking and a double garage. This property effortlessly blends sustainable living with modern comfort, located close to well-regarded local schools and convenient transport links – perfect for families or professionals alike. At the heart of the home is a stunning open plan kitchen, dining and living area with integrated appliances and full-width bi-fold doors that open onto the landscaped rear garden, flooding the space with natural light and creating a seamless indoor-outdoor lifestyle. Backing onto expansive parkland, it offers a rare opportunity to enjoy an eco-conscious lifestyle in a peaceful setting. Carefully considered upgrades and intelligent energy systems have created a low-maintenance home with impressively low running costs, without compromising on style or quality. EPC Rating: B. Council Tax Band: E.

## ENTRANCE AREA

Entrance via uPVC double glazed front door with glazed inserts. Stairs rising to first floor landing with understairs cupboard. Water based underfloor heating system throughout ground floor.

## CLOAKROOM WC

uPVC obscure double glazed window to front elevation. Suite comprising wash hand basin and low level WC.

## LIVING AREA 7.78m x 3.45m (25'6 x 11'4)

uPVC double glazed box bay window to front elevation and bifold doors to rear elevation with remote-controlled electric blinds. Oak flooring. Arke 75 fan-assisted wood-burning stove – 83% efficiency, up to 11kW with heat distribution fan.

## KITCHEN DINING AREA

### Kitchen Area 6.27m x 3.06m (20'7 x 10'0) Dining Area 6.27m x 3.16m (20'7 x 10'5)

uPVC double glazed bifold doors to rear elevation with remote-controlled electric blinds. Fitted with a range of quality cabinetry with contrasting island, built in units, power sockets and work surface over. Sink with mixer tap. Integrated Siemens appliances to include; induction hob with downdraft extraction, twin eye level multifunction ovens (steam and microwave), dishwasher, Quooker boiling water tap. Large American style fridge freezer with chilled water and ice dispenser (negotiable). Recessed spotlights. Door to;



### **UTILITY 1.68m x 2.02m (5'6 x 6'8)**

uPVC double glazed window and door to side elevation. Fitted wall mounted and base level pantry and larder cupboards and drawers with work surface over. Sink and drainer unit with chrome mixer tap.

### **FIRST FLOOR LANDING**

uPVC double glazed window to front elevation. Airing cupboard. Large-capacity mains pressure hot water cylinder – powerful showers with consistent flow. Access to loft space.

### **BEDROOM ONE 5.78m x 3.55m (19'0 x 11'8)**

Four uPVC double glazed windows to front, rear and side elevations. Radiator. Fitted wardrobes with mirrored doors. Freestanding bath tub with central taps. Opening to;

### **ENSUITE 1.89m x 2.39m (6'2 x 7'10)**

uPVC obscure double glazed window to rear elevation. Fitted three piece suite comprising smart Imex wall hung WC for modern hygiene and comfort, wash hand basin and tiled shower cubicle with rain head, hand shower, and thermostatic control. Steam sauna for wellness and relaxation. Green hand painted basalt tiles to feature wall. Electric underfloor heating using FAR infrared for healing warmth. Heated towel rail.

### **BEDROOM TWO 2.46m x 3.49m (8'5 x 11'5)**

Double glazed window to rear elevation. Radiator. Fitted wardrobe storage.

### **BEDROOM THREE 2.64m x 3.49m (8'8 x 11'5)**

uPVC double glazed box bay window to front elevation. Radiator. Fitted wardrobe storage.

### **SHOWER ROOM 1.79m x 2.03m (5'11 x 6'8)**

uPVC obscure double glazed window to front elevation. Heated towel rail. Suite comprising tiled shower cubicle with rain head, hand shower, and thermostatic control, smart Imex wall hung WC for modern hygiene and comfort and wash hand basin set into vanity unit. Tiled splash backs. Spotlights. Electric wire underfloor heating.

### **ECO UPGRADES & RUNNING COSTS**

*Enjoy a high-spec home with low outgoings, made possible by smart planning & eco-conscious upgrades.*

- Solar panel system with lithium battery storage – energy independence with reduced grid reliance
- Zehnder ComfoAir Q350 MVHR system – 96% heat recovery, filtered fresh air year-round
- SuperFOIL multi-layer quilted roof insulation – outstanding thermal efficiency
- Whole-house water softener – protects systems and improves heating efficiency
- Electricity: £1,340/year / Gas (heating only): £790/year

## **OUTSIDE**

### **FRONT GARDEN**

Block paved off road parking. Gated side access. Access to garage. EV car charging point.

### **DOUBLE GARAGE**

Twin up and over door. Power and light connection.

### **REAR GARDEN**

Low maintenance landscaped garden enclosed with timber fencing. Stream fed garden pond with waterfall feature. Private gate access to extensive council owned parklands – perfect for lakeside, woodland and orchard walks. Twenty ambient garden lights create magical evening atmosphere.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – Yes

EV Car Charge Point – Yes

Primary Heating Type – Gas Radiator & Underfloor (ground level)

Parking – Yes, Drive

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

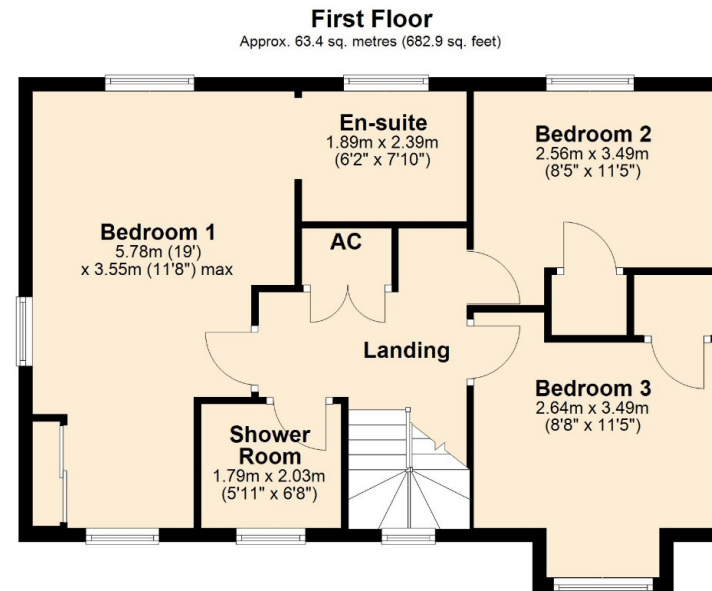
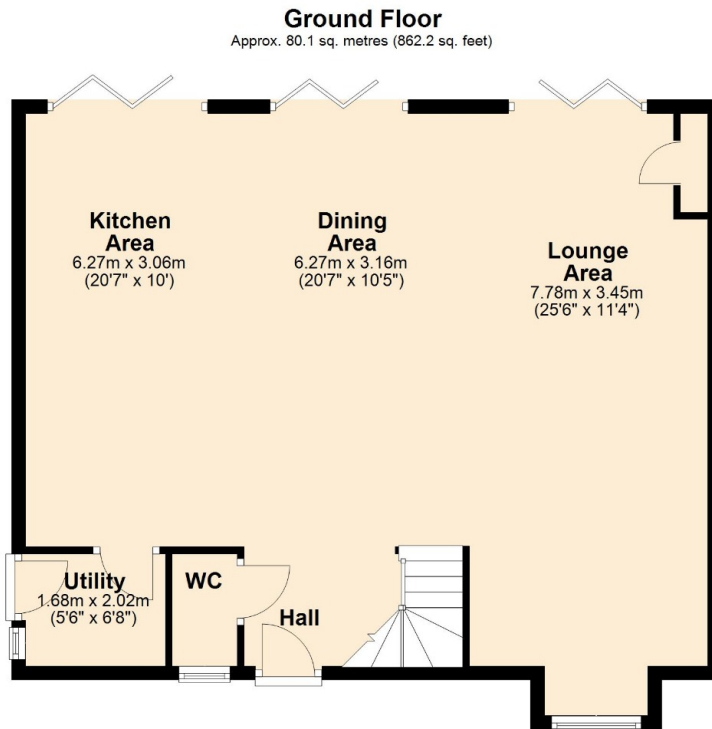
Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### 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



Total area: approx. 143.5 sq. metres (1545.1 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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