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# Home Farm Drive, Buckton Fields, Northampton, NN2 8ES

£355,000 Detached

3 2 1



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Department: Sales

Tenure: Freehold

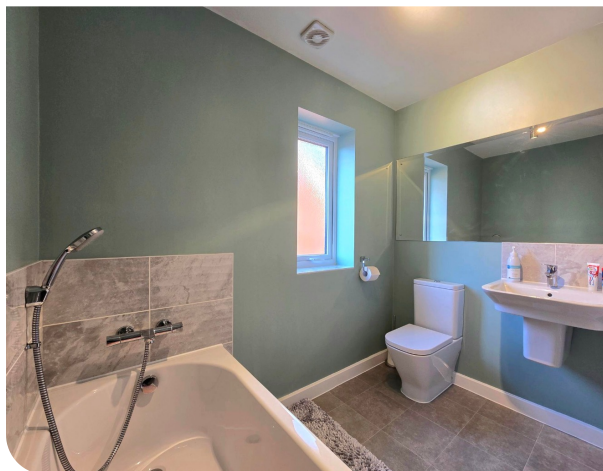


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## Property Summary

A beautifully presented three bedroom detached property constructed in 2021 by Bloor homes, benefitting from a landscaped rear garden and situated within the highly sought after location of Buckton Fields. The ground floor accommodation comprises entrance hall, lounge, kitchen/dining room, utility

## Features & Utilities

- ✓ Detached
- ✓ Construction By Bloor Homes In 2021
- ✓ Three Bedrooms
- ✓ En-Suite To Bedroom One
- ✓ Downstairs Cloakroom
- ✓ Kitchen / Dining Room
- ✓ Landscaped Garden
- ✓ Single Garage
- ✓ Driveway
- ✓ No Chain

# Property Overview

A beautifully presented three bedroom detached property constructed in 2021 by Bloor homes, benefitting from a landscaped rear garden and situated within the highly sought after location of Buckton Fields. The ground floor accommodation comprises entrance hall, lounge, kitchen/dining room, utility area and cloakroom. To the first floor there are three bedrooms with dressing area and en-suite to master bedroom and family bathroom. To the rear is a landscaped southerly aspect garden fully enclosed by fence with gated side access. To the front of the property is a driveway for two vehicles and a single garage. EPC Rating B. Council Tax Band D.

## ENTRANCE HALL

Composite half glazed entrance door. uPVC obscured double glazed window to front elevation. Radiator. Wood effect Amtico flooring. Understairs cupboard. Staircase rising to first floor landing. Doors to:

## LOUNGE 4.70m x 3.40m (15'5 x 11'2)

uPVC double glazed window to front elevation. Radiator.

## KITCHEN/DINING ROOM 3.20m x 4.46m (10'6 x 14'8)

uPVC double glazed windows and double doors onto garden. Fitted with a range of white gloss wall, base and drawer units with square edge work surfaces over and upstands/splashback. Integrated oven and gas hob with extractor over. One and a half bowl sink and drainer with mixer tap over. Integrated dishwasher. Integrated fridge/freezer. Wood effect Amtico flooring.

## UTILITY ROOM

Wood effect Amtico flooring. Cupboard with square edge work surface over. Space for washing machine. Wall mounted boiler housed in cupboard. Door to:

## WC

Wood effect Amtico flooring. Radiator. Low level WC and wash hand basin. Tiling to splash back areas.

## FIRST FLOOR LANDING

Access to loft space. Radiator. Cupboard. Doors to:

### **BEDROOM ONE 3.04m x 2.90m (10'0 x 9'6)**

uPVC double glazed window to front elevation. Radiator. Cupboard. Fitted mirrored wardrobes and dressing area. Door to:

### **EN-SUITE**

uPVC double glazed obscure window to front elevation. Radiator. Suite comprising double shower cubicle with wall mounted shower and glass screen with tiled surround, low level WC and wash hand basin. Tiling to splash back areas. Extractor.

### **BEDROOM TWO 2.98m x 3.09m (9'9 x 10'2)**

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 2.40m x 3.09m (7'10 x 10'2)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM 2.3m x 1.7m (7'7 x 5'7)**

uPVC double glazed obscure window to side elevation. Radiator. Suite comprising panelled bath with mixer tap and body shower, low level WC and wall mounted wash hand basin.

### **OUTSIDE**

#### **FRONT GARDEN**

Driveway providing parking for several cars. Path leading to the front door. Lawn area and flower beds.

#### **GARAGE**

Single garage with up and over door. Light and power.

#### **REAR GARDEN**

Fully enclosed by fencing with gate leading to the driveway and side access. Patio area, lawn area and raised bed for planting. Outdoor lighting.

### **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>

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 – Garage

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

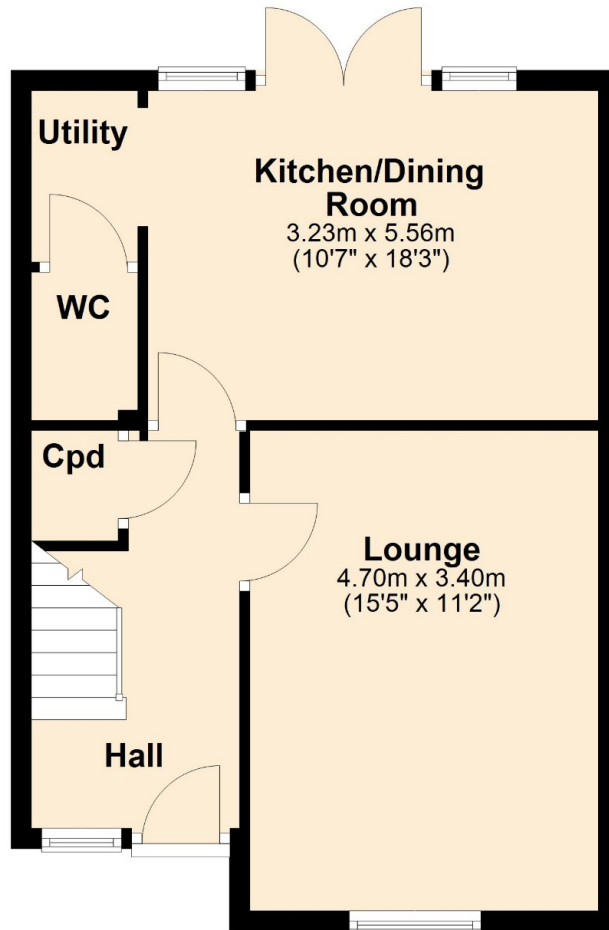
## **AGENTS NOTES**

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

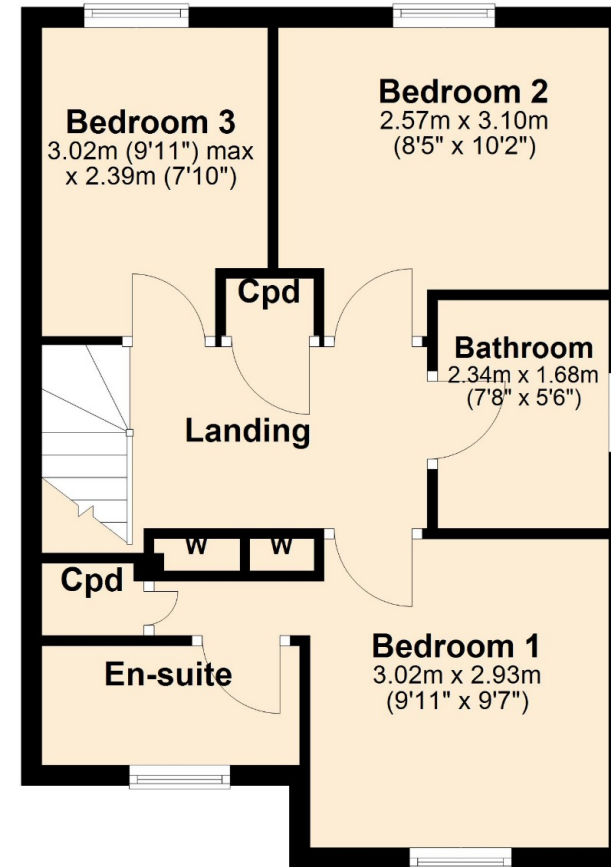
## Ground Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 89.2 sq. metres (960.6 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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