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# Mayfly Road, Pineham, NN4 9EQ

£500,000 - Offers Over Detached

 5  3  2



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

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## Property Summary

NO ONWARD CHAIN. ? A stunning five bedroom, detached house enjoying an open front aspect to Upton nature reserve, situated on the desirable PINEHAM development with local amenities, including primary school and bus route through the village.

## Features & Utilities

- ✓ Popular Pineham Development
- ✓ Modern Detached House
- ✓ Open Front Aspect
- ✓ Double Glazing & Gas Radiator Heating
- ✓ Five Good Size Bedrooms
- ✓ Three Bathrooms
- ✓ Enclosed Garden
- ✓ Double Driveway & Garage

# Property Overview

NO ONWARD CHAIN. – A stunning five bedroom, detached house enjoying an open front aspect to Upton nature reserve, situated on the desirable PINEHAM development with local amenities, including primary school and bus route through the village. Other benefits include gas central heating, double-glazing and double width driveway for at least four vehicles and a double garage. Accommodation comprises: entrance hall, study, lounge, reconfigured and upgraded utility/WC, lovely family kitchen/diner spanning the full width of the house, first floor landing serving three bedrooms (master en-suite and dressing area), family bathroom, second floor accessing two lovely double bedrooms and a shared shower room. Outside are front and rear gardens and the luxury of a double width driveway leading to a detached double garage. This property is situated on a private road behind natural hedging giving a good degree of privacy and lovely views. Viewing is highly recommended. EPC Rating: B. Council Tax Band: F

## ENTRANCE HALL

Entered via composite door. Staircase rising to first floor landing with open storage under. Luxury vinyl flooring. Radiator.

## CLOAKROOM/UTILITY 1.61m x 2.39m (5'3 x 7'10)

Re-configured and upgraded with storage cupboards. Wooden work surfaces with space for washing machine and tumble dryer below and basin over. Low level WC. Contemporary abstract tiling.

## STUDY 2.44m x 2.39m (8'0 x 7'10)

Double glazed window to front elevation. Radiator.

## LOUNGE 4.56m x 3.56m (15'0 x 11'8)

Double glazed window to front elevation. Radiator.

## KITCHEN/DINING ROOM 3.22m x 8.08m (10'7 x 26'6)

A fabulous open space spanning the full width of the property. Contemporary units with work surfaces over. Single drainer one and a half bowl sink unit with mixer tap and metro style tiling. Built in dishwasher. Space for Range style cooker and American style fridge/freezer. Luxury vinyl tiled flooring. Double glazed window to rear elevation and French doors to garden.

## FIRST FLOOR LANDING

Double glazed window to front elevation with radiator under. Airing cupboard housing pressurised hot water system and linen shelf over.

### BEDROOM ONE 5.74m x 3.35m (18'1 x 11'0)

Double glazed window to front elevation. Radiator. Off set dressing area with two banks of fitted wardrobes and separate LED downlighting. Door to:

### EN-SUITE 1.77m x 2.49m (5'9 x 8'2)

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Upgraded suite and metro style tiling comprising walk in shower cubicle, wash hand basin in vanity unit and low level WC. Shaver point. Extractor fan.

### BEDROOM TWO 4.07m x 3.01m (13'4 x 9'10)

Double glazed window to rear elevation. Radiator. Wardrobe recess.

### BEDROOM THREE 3.51m x 2.38m (11'6 x 7'10)

Double glazed window to front elevation. Radiator. Wardrobe recess.

### BATHROOM 1.88m x 2.08m (6'2 x 6'10)

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Suite comprising panelled bath and shower, pedestal wash hand basin and low level WC.

## SECOND FLOOR LANDING

Doors to:

### BEDROOM FOUR 4.90m x 3.58m (16'1 x 11'9)

Double glazed dormer window to front elevation. Velux window to rear elevation. Access to loft space. Radiator.

### BEDROOM FIVE 4.78m x 3.47m (15'8 x 11'5)

Double glazed dormer window to front elevation. Velux window to rear elevation. Radiator.

### SHOWER ROOM 1.62m x 2.24m (5'4 x 7'4)

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Suite comprising shower cubicle, pedestal wash hand basin and low level

WC. Tiling to dado height.

## **OUTSIDE**

### **FRONT GARDEN**

Open plan with low level shrubbery. Double width driveway for four vehicles leading to garage and side gate to garden. 7kw EV charger to side of property, facing driveway.

### **REAR GARDEN**

Paved with slate and lawned with gravelled seating area to rear. Enclosed by wooden panelled fencing. Water tap.

### **DOUBLE GARAGE**

Detached brick built double garage. Two up and over doors. Power and light connected. Storage space in eaves.

### **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 – Yes

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – Ask Agent

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

£111.05 per annum payment to Encore Estates – Reviewed 1st January.

### **DRAFT DETAILS**

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

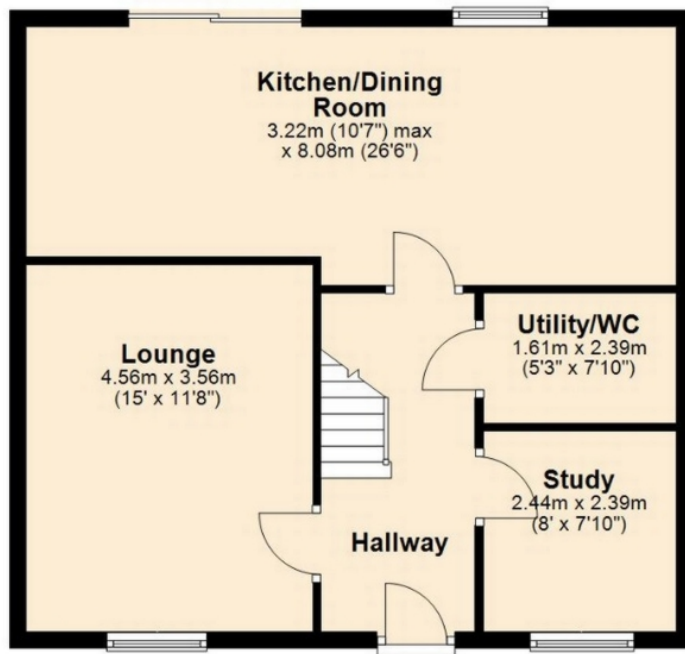
### **AGENTS NOTES**

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.

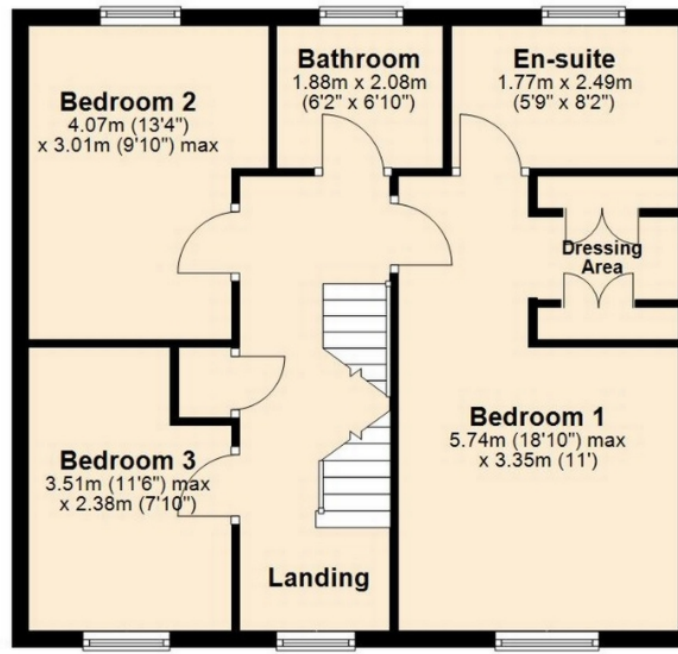


# Floorplan

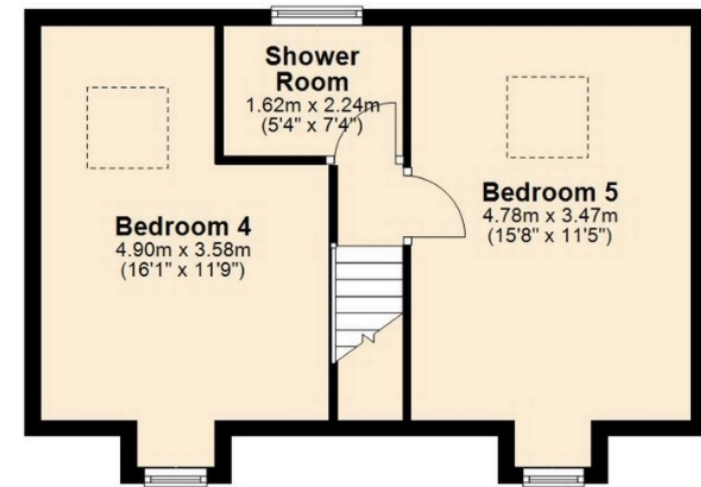
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 161.8 sq. metres (1741.5 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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