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Morrison Park Road, West Haddon, Northamptonshire, NN6 7BJ

£500,000 Detached

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Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

An extended and much improved four bedroom detached family home in the village of West Haddon with a 38ft extension creating an open plan kitchen breakfast dining living space.

Features & Utilities

- ✓ Detached House
- ✓ Extended Kitchen
- ✓ Four Bedrooms
- ✓ Kitchen / Breakfast / Dining / Living Room
- ✓ Two Reception Rooms
- ✓ Three Bathrooms
- ✓ Utility Room
- ✓ En-Suite
- ✓ Private Garden & Garage
- ✓ No Onward Chain

Property Overview

An extended and much improved four bedroom detached family home in the village of West Haddon with a 38ft extension creating an open plan kitchen breakfast dining living space. The property has a hall, downstairs shower room, lounge with log burner, snug, large kitchen breakfast dining living room with a semi vaulted ceiling, granite worksurfaces and island unit incorporating a breakfast bar, along with a utility room. Upstairs there are four bedrooms, a family bathroom bathroom and en-suite shower room to bedroom one. The driveway has an EV charging point, the garage has electric doors and rear garden is well maintained and enjoys a high degree of privacy. Additionally, there are solar panels and the property has full uPVC double glazing and gas radiator heating. EPC Rating: A. Council Tax Band: F.

ENTRANCE HALL

Entrance via front door. Radiator. Stairs rising to first floor landing.

SHOWER ROOM 2.65m x 2.83m (8'8 x 9'3)

Heated towel rail. Suite comprising walk in shower, WC and wash hand basin with storage below. Tiled splash backs. Tiled floor.

LOUNGE 7.70m x 3.51m (25'3 x 11'6)

Window to front elevation. Radiator. Fireplace with log burner.

SNUG 2.90m x 2.77m (9'6 x 9'1)

Radiator. Doors to:

KITCHEN / BREAKFAST / DINING / LIVING ROOM 7.39m x 11.58m (24'3 x 38'0) maximum measurements

Semi vaulted ceiling with seven Velux windows. Full height windows and double doors to rear elevation. Window to side elevation. Three radiators. Fitted with a range of wall, base and drawer units with granite work tops. Built in oven, combi oven, induction hob and extractor hood. Integrated fridge and freezer. Island unit with granite work top incorporating a breakfast bar. Underslung sink unit. Integrated dishwasher.

UTILITY ROOM 1.45m x 2.26m (4'9 x 7'5)

Fitted with a range of wall, base and drawer units. Stainless steel sink unit. Space for washing machine and tumble dryer. Door to side elevation.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 4.42m x 3.53m (14'6 x 11'7)

Two windows to front elevation. Radiator. Fitted wardrobes and cupboard. Built in wardrobe.

EN-SUITE

Window to front elevation. Radiator. Suite comprising shower in a large tiled cubicle, WC and wash hand basin with cupboard below. Tiled splash backs.

BEDROOM TWO 3.35m x 2.90m (11'0 x 9'6)

Window to rear elevation. Radiator.

BEDROOM THREE 3.12m x 2.74m (10'3 x 9'0)

Window to rear elevation. Radiator. Fitted wardrobes.

BEDROOM FOUR 2.18m x 3.25m (7'2 x 10'8)

Window to rear elevation. Radiator.

BATHROOM

Window to side elevation. Radiator. Suite comprising bath with shower and screen over, WC and wash hand basin with cupboard below. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Driveway with space for two cars. Lawn and retaining hedge. EV charging point.

GARAGE

Twin electric roller shutter doors. Power and light connected.

REAR GARDEN

Lawn with established borders. Unoverlooked from the rear. Greenhouse.

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 – Yes

EV Car Charge Point – Yes

Primary Heating Type – Gas

Parking – Yes

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

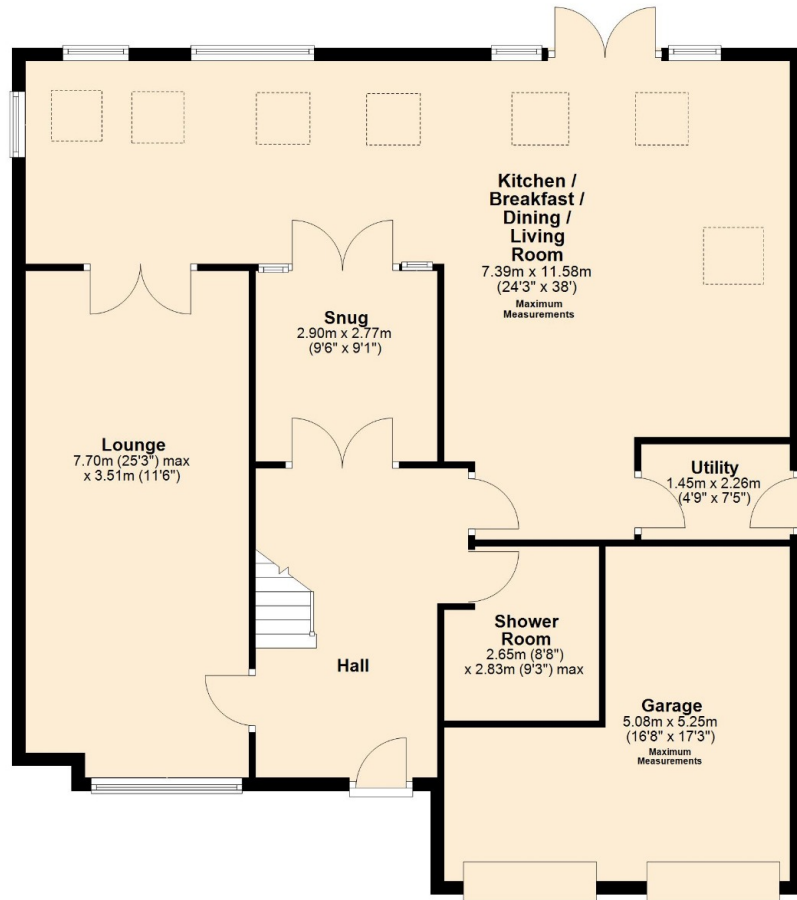
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any

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

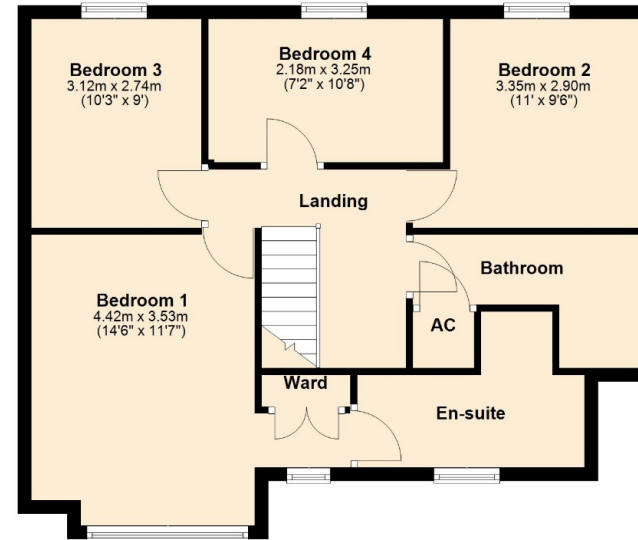
Ground Floor

Approx. 137.0 sq. metres (1474.2 sq. feet)



First Floor

Approx. 69.6 sq. metres (749.5 sq. feet)



Total area: approx. 206.6 sq. metres (2223.7 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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