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Northfield Green, East Haddon, NN6 8BJ

£675,000 Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Northfield Green is a quiet cul-de-sac within the highly desired village of East Haddon which is surrounded by beautiful North Northamptonshire countryside.

Features & Utilities

- ✓ Deceptively Large family Home
- ✓ Five Bedrooms
- ✓ Access To Private Residents Green
- ✓ Two En-Suites
- ✓ Three Reception Rooms
- ✓ Conservatory
- ✓ Fantastic Village Location
- ✓ Off Road Parking
- ✓ Double Garage

Property Overview

Northfield Green is a quiet cul-de-sac within the highly desired village of East Haddon which is surrounded by beautiful North Northamptonshire countryside. The cul-de-sac itself uniquely boasts its own, residents only, green and is where you will find this substantial and stone built, five bedroom detached family home with approximately 2400 sq ft of internal space.

Walking through the front garden and under the storm porch you enter the hallway off which you have access to the WC and study to the front. To the left of the hallway is the large sitting room with log burner and views onto the front garden. Glazed oak double doors open onto the well proportioned dining room at the end of which are glazed French doors to the airy conservatory with panoramic views of the southerly facing garden. To the rear of the ground floor is a large modern kitchen with range cooker, fitted dishwasher, fitted fridge / freezer and a multitude of units. An archway leads you through to the bright breakfast room with doors to the rear garden and practical utility room.

The first floor is host to the generously sized principal bedroom with two windows looking toward the green and door leading to the en-suite shower room. Off the landing are a further three double bedrooms and well appointed family bathroom.

Stairs lead up to the second floor which is a superb space for older children or guests with its large landing which acts as this floor's reception room beyond which is an expansive bedroom with fitted wardrobes and en-suite bathroom.

Outside to the front is a lawned garden with mature bedded borders and a double width block paved driveway which leads towards a double garage with light and power connected as well as a courtesy door to garden. The rear garden is perfect for basking in the sun with its southerly aspect, paved patio and lawned areas with bedded borders.

EPC Rating C. Council Tax Band G.

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

STUDY 2.59m x 2.21m (8'6" x 7'3")

SITTING ROOM 6.68m x 3.94m (21'11" x 12'11")

DINING ROOM 4.75m x 3.35m (15'7" x 11')

CONSERVATORY 3.23m x 2.97m (10'7" x 9'9")

KITCHEN 27.64m x 4.14m (90'8" x 13'7")

BREAKFAST ROOM 3.56m x 2.36m (11'8" x 7'9")

UTILITY ROOM 1.68m x 2.29m (5'6" x 7'6")

FIRST FLOOR

LANDING

BEDROOM ONE 4.70m x 3.94m (15'5" x 12'11")

EN-SUITE 1.09m x 1.87m (3'6" x 6'1")

BEDROOM THREE 3.76m x 3.58m (12'4" x 11'9")

BEDROOM FOUR 2.97m x 3.58m (9'9" x 11'9")

BEDROOM FIVE 2.95m x 3.96m (9'8" x 13')

BATHROOM 2.09m x 3.01m (6'10" x 9'10")

SECOND FLOOR

LANDING / SNUG x (x)

BEDROOM TWO 5.16m x 3.96m (16'11" x 13')

BATHROOM 2.19m x 3.60m (7'2" x 11'9")

OUTSIDE

STORM PORCH

FRONT GARDEN

DOUBLE GARAGE 6.05m x 5.05m (19'10" x 16'7")

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band G

EPC Rating – C

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Water Supply – Ask Agent

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Ask Agent

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Ask Agent
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – Ask Agent
Rights and Easements – Ask Agent

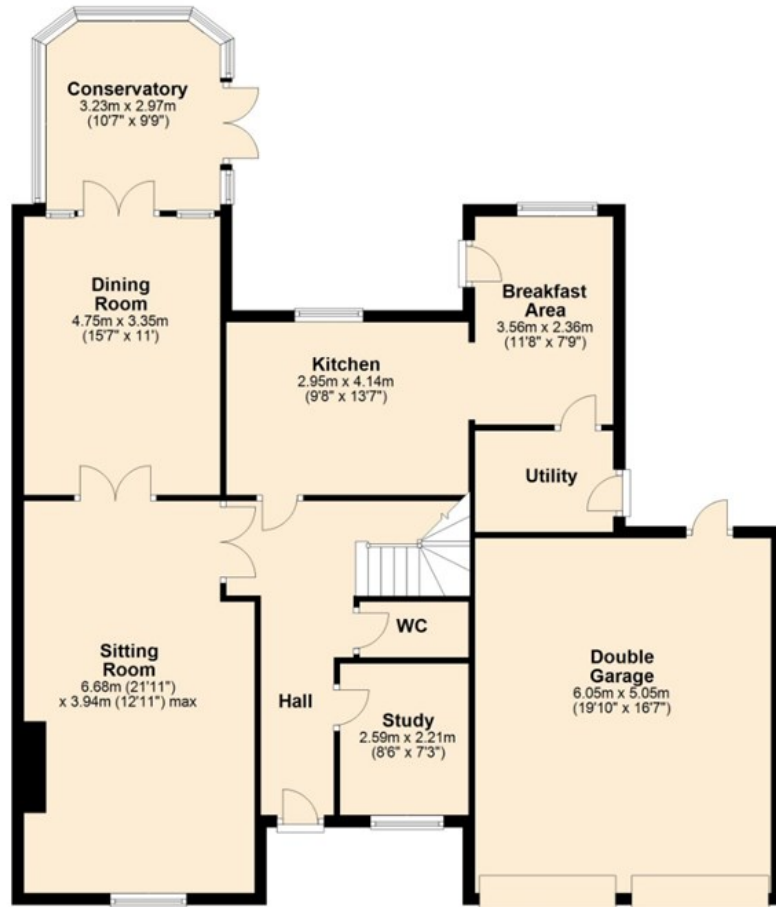
AGENTS NOTES

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

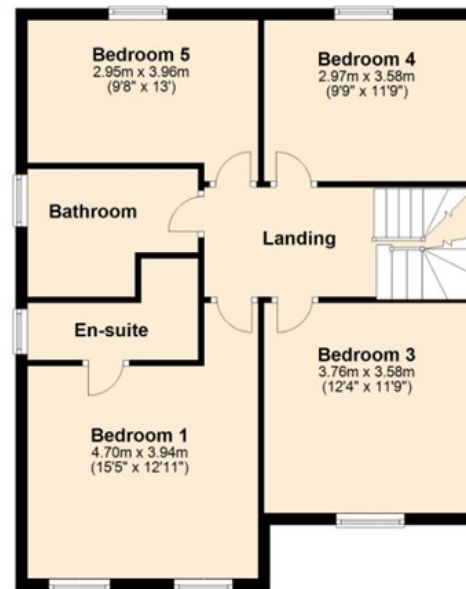
Ground Floor

Approx. 97.4 sq. metres (1048.4 sq. feet)



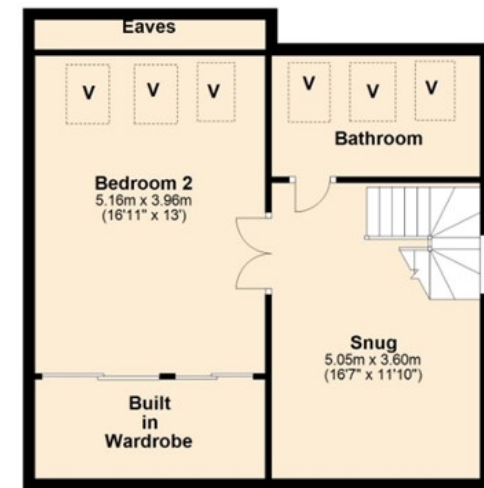
First Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



Second Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



Total area: approx. 225.2 sq. metres (2424.1 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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