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# Oaklands Drive, Westone, NN3 3JN

£365,000 Semi-Detached

4 1 1



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Service Award**

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over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

A beautifully refurbished four bedroom semi-detached property situated within the popular Westone area of Northampton.

## Features & Utilities

- ✓ Beautifully Presented
- ✓ Semi-Detached
- ✓ Four Bedrooms
- ✓ Open Plan Living/Dining and Kitchen
- ✓ Versatile Accommodation
- ✓ Landscaped Gardens
- ✓ Double Width Driveway

# Property Overview

A beautifully refurbished four bedroom semi-detached property situated within the popular Westone area of Northampton. Accommodation comprises entrance porch, entrance hall, open plan lounge/dining room and kitchen, utility area, scope for cloakroom (plumbing installed), four bedrooms and a bathroom. Outside there are landscaped gardens to front and rear a double width driveway providing off road parking. EPC Rating: E. Council Tax Band: D.

## PORCH

Part glazed door to front elevation. Double glazed windows to either side of the door. Ceramic flooring.

## ENTRANCE HALL

Single glazed obscure windows to front elevation. Part glazed door to kitchen area. Radiator. Understairs storage cupboards. Ceiling Coving. Stairs to first floor landing.

## KITCHEN 2.52m x 2.57m (8'3" x 8'5")

Double glazed picture window to rear elevation. Radiator. Fitted wall and base units with quartz worksurface over. Sink with mixer tap. Built in dishwasher. Gas hob. Electric oven. Inset ceiling lights. Breakfast bar. Part glazed door to utility area.

## LOUNGE/DINING ROOM 7.14m x 3.69m (23'5" x 12'1")

Double glazed bay window to front elevation. Double glazed bi-folding doors to garden. Two radiators. Solid fuel burner with tiled hearth. Ceiling coving.

## UTILITY AREA 3.84m x 2.26m (12'7" x 7'5")

Double glazed door to garden. Radiator. Full length window to rear. Wall mounted combination boiler. Space for American fridge freezer. Plumbing for washing machine and space for tumble dryer. Tiled floor. Door to cloakroom and bedroom four. Inset ceiling lights.

## CLOAKROOM

Plumbed for WC and wash hand basin.

#### **BEDROOM FOUR 4.27m x 2.22m (14' x 7'3")**

Double glazed window to front elevation. Radiator. Inset ceiling lights.

#### **FIRST FLOOR LANDING**

Obscure double glazed window to side elevation.

#### **BEDROOM ONE 3.69m x 3.15m (12'1" x 10'4")**

Double glazed bay window to front elevation. Radiator.

#### **BEDROOM TWO 3.84m x 3.15m (12'7" x 10'4")**

Double glazed window to rear elevation. Radiator. Ceiling coving.

#### **BEDROOM THREE 2.87m x 2.64m (9'5" x 8'8")**

Double glazed window to front elevation. Radiator.

#### **BATHROOM**

Double glazed windows to rear and side elevation. Radiator. Bath with mixer taps and shower attachment. Wash hand basin. WC. Ceiling lights.

#### **OUTSIDE**

#### **FRONT GARDEN**

Partly walled surround. Lawned frontage with some shrubs and shingle borders. Blocked paved driveway providing off road parking for two vehicles.

#### **REAR GARDEN**

Fully enclosed with panel fencing. Extensive paved patio areas. Lawned garden. Mature shrubs. Timber summerhouse. Outside electrics and water tap.

#### **DRAFT DETAILS**

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

#### **MATERIAL INFORMATION**

Type – Semi Detached  
Age/Era – Ask Agent  
Tenure – Freehold  
Ground Rent – Ask Agent  
Service Charge – Ask Agent  
Council Tax – Band D  
EPC Rating – E  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Driveway  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

### AGENTS NOTES

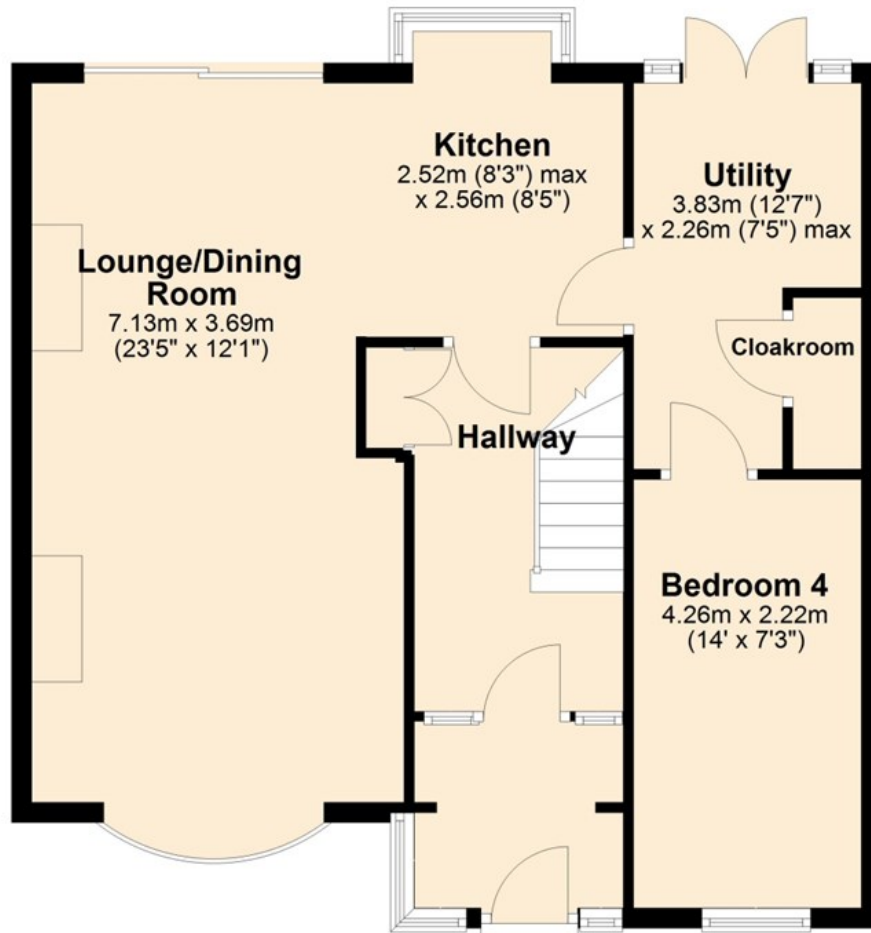
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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

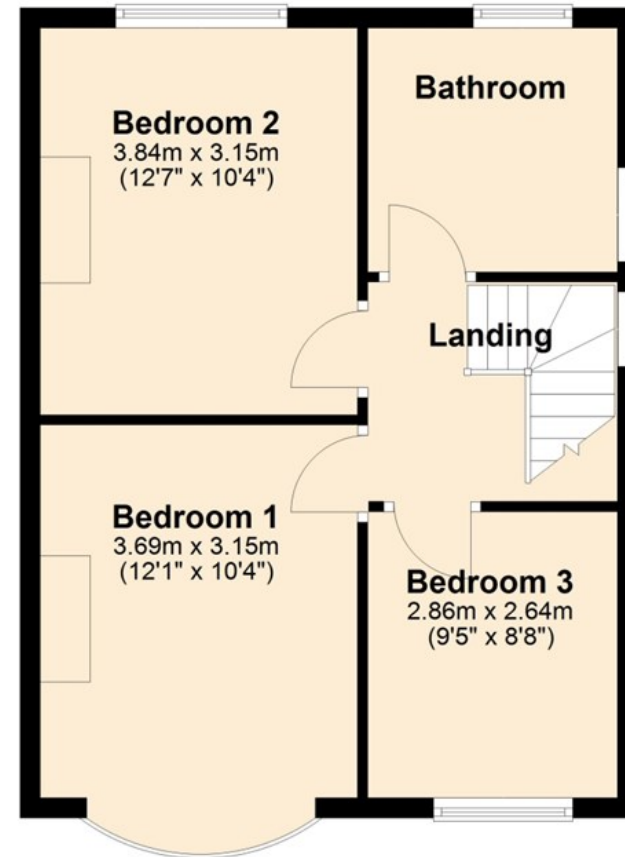
## Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



## First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 108.0 sq. metres (1162.8 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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