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Orchard Way, Harpole, Northamptonshire, NN7 4BW

£425,000 Detached

4 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are delighted to welcome to the market this immaculate four bedroom detached family home in the desirable village of Harpole.

Features & Utilities

- ✓ Immaculate Condition
- ✓ Single Garage & Off Road Parking
- ✓ Desirable Cul-De-Sac
- ✓ Refitted Kitchen
- ✓ Refitted Bathroom
- ✓ Downstairs WC
- ✓ Private South Facing Garden
- ✓ uPVC Double Glazing & Gas Radiator Heating

Property Overview

Jackson Grundy are delighted to welcome to the market this immaculate four bedroom detached home in a desirable cul-de-sac location in Harpole. Consisting of hallway, WC, lounge with French doors to private rear garden, dining room, re-fitted kitchen, conservatory off dining room overlooking garden. Upstairs there are four family bedrooms and a modern re-fitted bathroom. Further benefits include ample off-road parking, single garage, private south facing rear garden, all offered in an immaculate order. EPC Rating D. Council Tax Band E.

ENTRANCE HALL

Entrance via uPVC double glazed front door with glazed insert. Radiator. Stairs rising to first floor landing with understairs cupboard. Wood effect flooring.

CLOAKROOM

uPVC obscure double glazed window to side elevation. Radiator. Suite comprising wash hand basin and WC. Half panelled wall.

LOUNGE 3.51m x 4.42m (11'6 x 14'6)

uPVC double glazed French doors with windows either side to rear elevation. Radiator. Oak engineered flooring. Feature wood burner with slate hearth. Double doors to dining room.

DINING ROOM 2.62m x 4.11m (8'7 x 13'6)

Sliding patio doors to conservatory. Radiator. Oak engineered flooring.

CONSERVATORY 3.76m x 4.11m (12'4 x 13'6)

uPVC double glazed and brick construction. uPVC double glazed windows and doors to rear garden.

KITCHEN 2.69m x 4.11m (8'10 x 13'6)

Two uPVC double glazed windows to front elevation. Fitted with a range of wall, base and drawer units with work surfaces over. Composite one and a half bowl sink unit. pull out Pantry storage. Wood effect flooring. Extractor hood over cooker. Space for a range of appliances.

LANDING

uPVC double glazed window to front elevation. Two storage cupboards. Access to loft part boarded loft with lighting.

BEDROOM ONE 3.25m x 3.53m (10'8 x 11'7)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 3.25m x 3.51m (10'8 x 11'6)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.41m x 2.69m (7'11 x 8'10)

uPVC double glazed window to front elevation. Radiator.

BEDROOM FOUR 2.29m x 2.69m (7'6 x 8'10)

uPVC double glazed window to front elevation. Radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation. Heated towel rail. Suite comprising panelled bath with mixer tap over, shower with rain water head, WC and wash hand basin set into vanity unit. Tiled splash backs. Spotlights.

OUTSIDE

FRONT GARDEN

Block paved off road parking with decorative planting. Gated side access.

REAR GARDEN

Enclosed by fencing and wall to side. South facing. Patio, lawn and borders. Side access. Door to single garage.

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 – yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

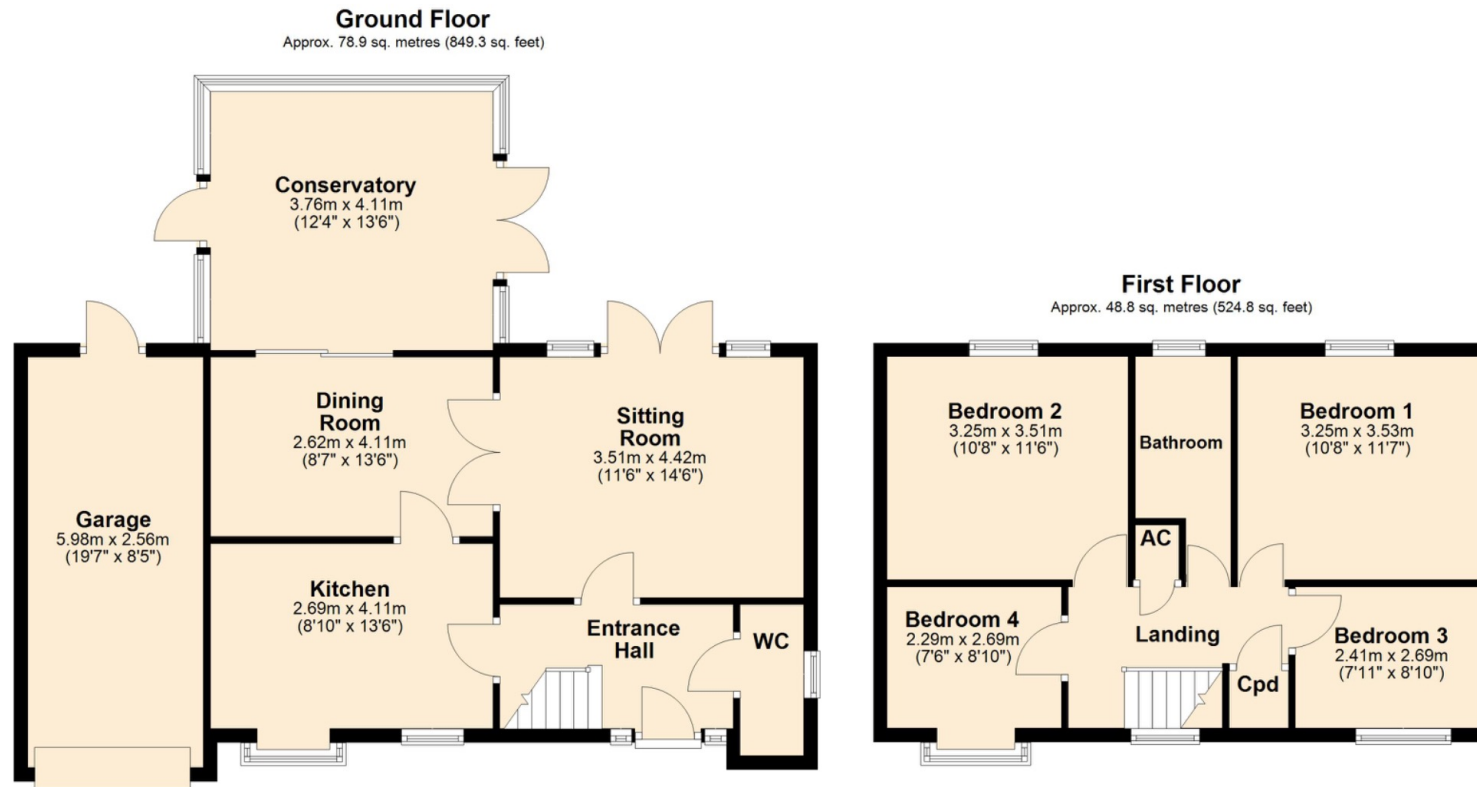
Property Construction – Ask Agent

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



Total area: approx. 127.7 sq. metres (1374.1 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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