



www.jacksongrundy.com

Paxton Road, The Arbours, NN3 3RL

£290,000 Detached

3 2 3



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk





Property Summary

A well presented three bedroom detached family home located in the highly sought-after development of The Arbours, close to Weston Favell Shopping Centre and Northampton College. The area offers excellent road links, with easy access to the A43, A45, and M1, making it ideal for commuters.

Features & Utilities

- ✓ Detached Family Home
- ✓ Extended to Rear
- ✓ Bathroom & Shower Room
- ✓ Off Street Parking for Two
- ✓ Gas Central Heating
- ✓ Close to Amenities
- ✓ Easy Access to A45 & M1
- ✓ Well Regarded Local Schooling

Property Overview

A well presented three bedroom detached family home located in the highly sought-after development of The Arbours, close to Weston Favell Shopping Centre and Northampton College. The area offers excellent road links, with easy access to the A43, A45, and M1, making it ideal for commuters. The property is also near local parks, schools, and amenities, providing a convenient and family friendly environment. The accommodation comprises entrance hall, kitchen, lounge opening into a dining room, and a sitting room at the rear with French doors leading to the garden, along with a convenient downstairs shower room. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property boasts an enclosed rear garden and a driveway at the front providing off-road parking for two cars. EPC Rating: TBC. Council Tax Band: C.

ENTRANCE HALL

Double glazed window to front elevation. Radiator.

LOUNGE 2.84m x 3.46m (9'4" x 11'4")

Double glazed window to front elevation. Radiator. Television point. Understairs cupboard. Electric fireplace.

DINING ROOM 2.97m x 2.54m (9'9" x 8'4")

Open plan to lounge and third reception room. Radiator

SITTING ROOM 3.21m x 2.19m (10'6" x 7'2")

Double glazed French doors to rear elevation. Double glazed skylight. Radiator. Access to shower room.

SHOWER ROOM

Double glazed window to rear elevation. Double shower cubicle. Heated towel rail. Part tiled. WC. Wash hand basin. Extractor.

KITCHEN 5.01m x 2.31m (16'5" x 7'7")

Double glazed door to side elevation. Wall mounted and base units. Double glazed skylight. Stainless steel one and a half bowl sink. Part tiled. Six ring gas hob. Extractor hood. Electric oven. Integrated fridge freezer. Space for washing machine, tumble dryer, fridge and dishwasher.

LANDING

Double glazed window to side elevation. Loft Access. Storage cupboard.

BATHROOM

Double glazed window to rear elevation. Wash hand basin. WC. Fully tiled. Heated towel rail. Shower cubicle.

BEDROOM ONE 2.85m x 2.94m (9'4" x 9'8")

Double glazed window to rear elevation. Built in wardrobe. Television aerial point.

BEDROOM TWO 3.45m x 2.36m (11'4" x 7'9")

Double glazed window to front elevation. Radiator.

BEDROOM THREE 1.89m x 2.74m (6'2" x 8'12")

Double glazed window to front elevation. Radiator. Telephone point.

OUTSIDE

FRONT

Off street parking for two vehicles. Mature shrubs.

REAR

Fenced boundary. Paved seating area. Four wooden sheds. Plated borders. Grass lawn. Side gated access.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

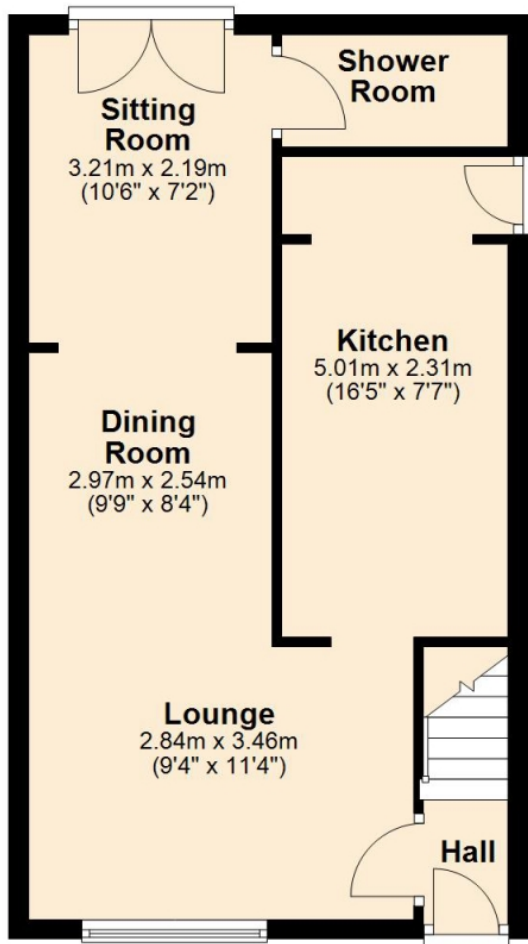
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band C
EPC Rating – D
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Central Heating, Gas Central Heating, Gas Heating
Parking – 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

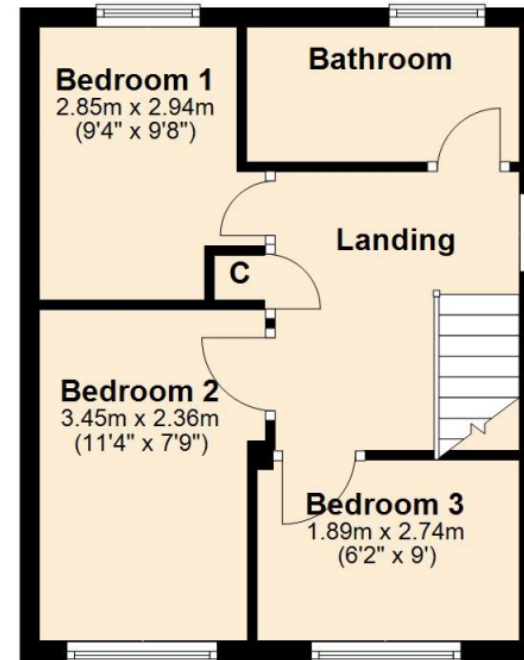
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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



First Floor



Total area: approx. 78.2 sq. metres (842.0 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.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Weston Favell
11 Weston Favell Centre, Northampton, NN3 8JZ

Call Us 01604 784990
Email Us westonfavell@jacksongrundy.co.uk

