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# Paxton Road, The Arbours, Northampton, NN3 3RL

£300,000 Detached

3 2 3



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feefo

Department: Sales

Tenure: Freehold



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## 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

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### 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.

## FIRST FLOOR 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 9')

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

## OUTSIDE

### FRONT GARDEN

Off street parking for two vehicles. Mature shrubs.

### REAR GARDEN

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

## 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 – Brick

Outstanding Building Work/Approvals – No

### DRAFT DETAILS

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

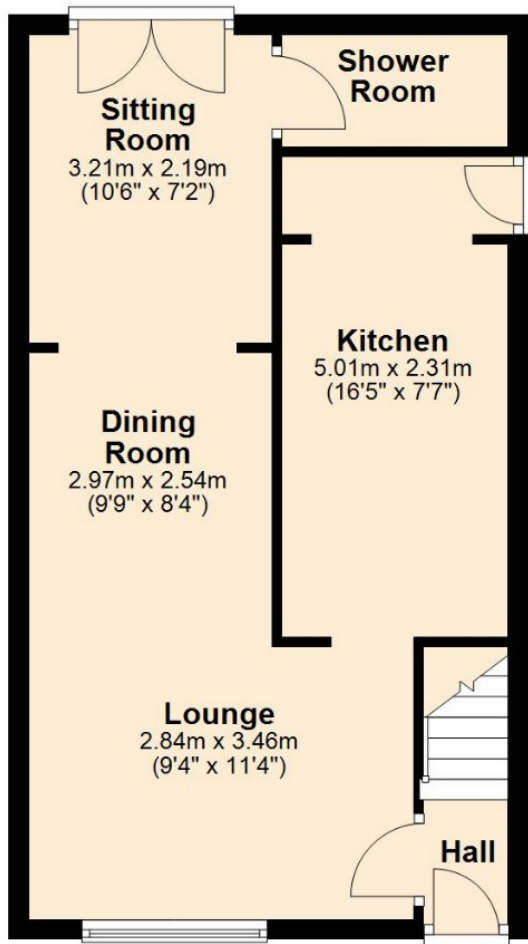
### AGENTS NOTES

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.

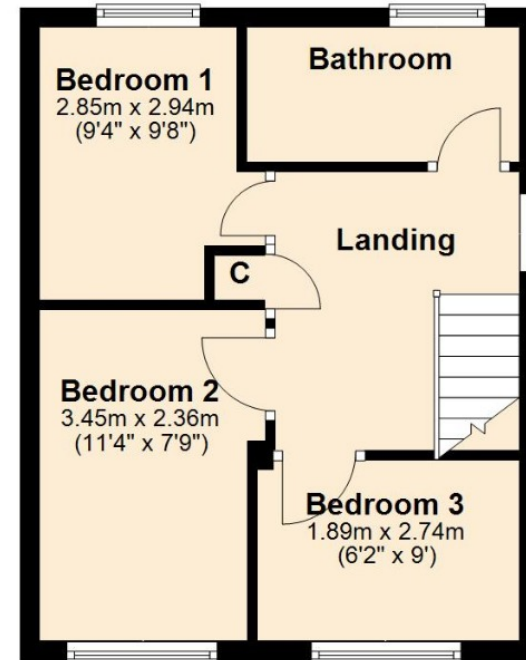


# Floorplan

## Ground Floor



## 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.

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