

www.jacksongrundy.com

## Regency Close, Weedon, NN7 4PD

£325,000 - Offers in Excess of Detached











**Department: Sales** 

Tenure: Freehold



















### **Property Summary**

Introducing to the market a spacious and well presented four bedroom detached house, tucked away in a quiet culde-sac in the desirable village of Weedon Bec.

### **Features & Utilities**

- ✓ Four Bedrooms
- ✓ Detached
- ✓ Off Road Parking
- ✓ No Onward Chain
- ✓ Converted Garage/Study/Playroom
- ✓ Gas Radiator Heating
- ✓ Sought After Village Location
- ✓ Excellent Transport Links
- ✓ Well Proportioned Throughout
- ✓ Downstairs WC





### **Property Overview**

Introducing to the market a spacious and well presented four bedroom detached house, tucked away in a quiet cul-de-sac in the desirable village of Weedon Bec. An additional reception room provides flexible and spacious living options. The accommodation comprises hallway, lounge, dining room, kitchen, cloakroom, additional reception room, four bedrooms and a family bathroom. Further benefits include off road parking for several vehicles and a low maintenance enclosed rear garden. EPC Rating: TBC. Council Tax Band: D

#### HALL

uPVC double glazed door with obscure panels. Wood flooring.

#### LOUNGE 3.47m x 4.78m (11'4" x 15'8")

uPVC double glazed window to front elevation. Radiator. Wooden flooring.

#### STUDY/PLAYROOM 5.30m x 2.46m (17'4" x 8')

uPVC window to front elevation. Radiator. Wooden flooring.

#### DINING ROOM 3.82m x 2.83m (12'6" x 9'3")

uPVC double glazed sliding doors leading to garden. Radiator. Wooden flooring.

#### KITCHEN 2.82m x 4.48m (9'3" x 14'8")

uPVC double glazed windows to rear elevation. Radiator. A range of wall mounted and base level units. Tiling to splash back areas. Space for white goods that include oven, washing machine, tumble dryer and fridge/freezer. Door to:

#### **REAR LOBBY**

Door to:

#### WC

uPVC obscure double glazed window to side elevation. Suite comprising low level WC and vanity sink. Tiling to splash back areas.







#### FIRST FLOOR LANDING

Access to all rooms. Access to loft. Storage cupboard.

#### BEDROOM ONE 3.98m x 3.38m (13' x 11'1")

uPVC double glazed window to front elevation. Radiator. Built in wardrobes.

#### BEDROOM TWO 2.87m x 2.83m (9'4" x 9'3")

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

#### BEDROOM THREE 3.86m x 2.52m (12'7" x 8'3")

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes.

#### BEDROOM FOUR 2.87m x 2.18m (9'4" x 7'1")

uPVC double glazed window to rear elevation. Radiator.

#### **BATHROOM**

uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, wash hand basin and bath with shower over. Tiled flooring.

#### **OUTSIDE**

#### **FRONT GARDEN**

Gravelled driveway and car port providing off road parking for several vehicles.

#### **REAR GARDEN**

Side access to driveway. Patio entertaining area. Low maintenance lawn space.

#### **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 D

EPC Rating - Ask Agent

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

Parking - Allocated

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

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







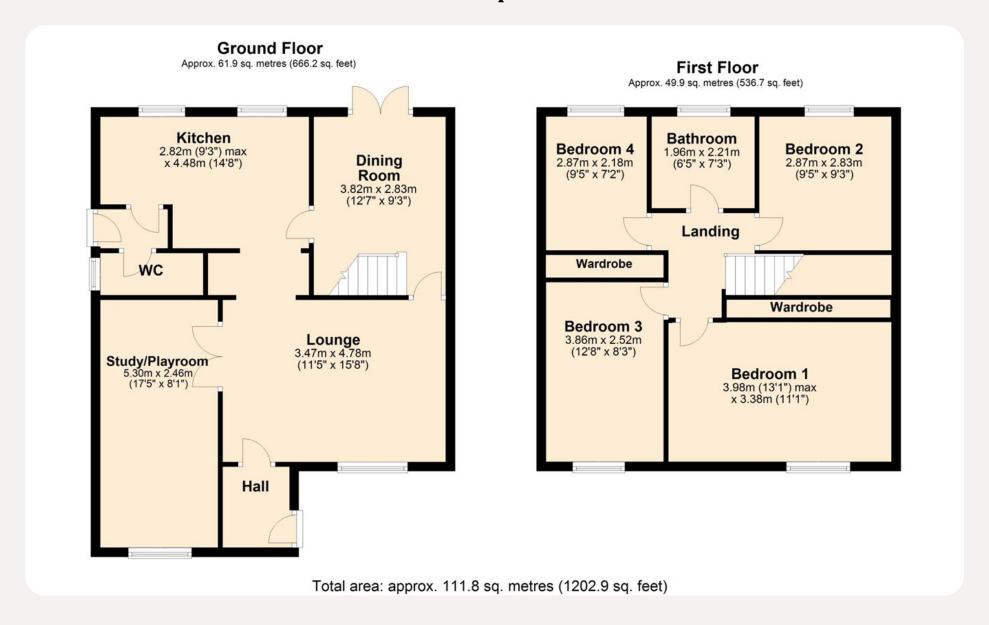
tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.







### Floorplan











# 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





