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Repton Court, The Arbours, NN3 3RQ

£485,000 Detached

4 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

A bespoke build designed by the current owners and situated in quiet cul-de-sac on the outskirts of Boothville. The spacious family home features a versatile layout, thoughtfully designed with family in mind and feature a southerly facing garden and generous driveway to the front.

Features & Utilities

- ✓ Four Bedroom Detached Home
- ✓ Bespoke Design & Build
- ✓ Vaulted Ceiling to Lounge/Dining Room
- ✓ Double Garage
- ✓ Four Piece Bathroom
- ✓ Generous Sized Plot
- ✓ Separate Shower Room

Property Overview

A bespoke build designed by the current owners and situated in quiet cul-de-sac on the outskirts of Boothville. The spacious family home features a versatile layout, thoughtfully designed with family in mind and feature a southerly facing garden and generous driveway to the front. The full accommodation comprises entrance hall with staircase rising to the first floor, cloakroom/WC, fitted kitchen/breakfast room overlooking the garden, adjoining utility with access to the double garage, split level lounge and dining room with vaulted ceiling and French doors to garden. The the first floor are four double bedrooms, a four piece family bathroom and a separate shower room. The master bedroom also features built in wardrobe. There is full uPVC double glazing throughout, along with gas central heating. Outside the rear garden is well maintained and has a sunny aspect and a mature lawn. To the front, the driveway is larger than average, providing access to the integral double garage. Viewing is highly recommended. EPC Rating: D. Council Tax Band: F.

ENTRANCE HALL

Entry via obscure uPVC double glazed door. Radiator. Stairs rising to first floor landing. Wall light point. Doors to connecting rooms.

WC 2.12m x 1.47m (6'11" x 4'10")

Obscure porthole window to front elevation. Radiator. Fitted two piece suite comprising low level WC and pedestal wash hand basin. Tiled walls. Built in cloaks cupboard.

KITCHEN/DINING ROOM 4.25m x 4.98m (13'11" x 16'4")

Two uPVC double glazed windows to rear elevation. Radiator. Fitted kitchen comprising range of wall mounted and base level units and drawers with work surface over. Integrated dishwasher. Space for cooker and fridge/freezer. Stainless steel one and a half bowl sink and drainer unit. Tiling to splash back areas. Space for dining table.

UTILITY 2.95m x 2.46m (9'8" x 8'1")

uPVC double glazed window and door to rear elevation. Fitted base level units with work surface over. Stainless steel sink and drainer unit. Built in airing cupboard housing brand new Ideal combination boiler with 7 years warranty and additional storage space. Space and plumbing for washing machine, tumble dryer and further white goods. Courtesy door to integral garage.

LOUNGE/DINING ROOM 6.68m x 6.78m (21'11" x 22'3")

Split over two levels with gloss wood stairs to the lower level. uPVC double glazed windows and French doors to rear elevation and uPVC double glazed window to front elevation. Radiator. Exposed brick walls. Vaulted wood clad ceiling. Television point.

FIRST FLOOR LANDING

Open tread staircase to first floor. Radiator. Doors to connecting rooms. uPVC double glazed window to front elevation. Vaulted ceiling with glazed windows.

BEDROOM ONE 3.86m x 3.65m (12'8" x 11'12")

uPVC double glazed window to front elevation Radiator. Fitted bedroom furniture comprising of wardrobes and cabinets.

BEDROOM TWO 4.57m x 2.54m (14'12" x 8'4")

uPVC double glazed window to rear elevation. Radiator. Wardrobe.

BEDROOM THREE 3.55m x 3.93m (11'8" x 12'11")

uPVC double glazed window to front elevation. Radiator. Vaulted wood clad ceiling. Exposed brick wall.

BEDROOM FOUR 2.44m x 3.68m (8'0" x 12'1")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM 2.54m x 2.72m (8'4" x 8'11")

Obscure uPVC double glazed window to side elevation. Fitted with a four piece suite comprising low level WC, bidet, pedestal wash hand basin and corner bath with shower attachment. Fitted storage cupboard with open display shelving. Tiling to splashback areas.

SHOWER ROOM 2.95m x 0.97m (9'8" x 3'2")

Obscure window to rear elevation. Radiator. Oversized fully tiled shower cubicle.

OUTSIDE

FRONT GARDEN

Driveway leading to garage. Gravelled area with shrubs. External lighting.

DOUBLE GARAGE 5.18m x 4.78m (16'12" x 15'8")

Electric up and over door. Power and light connected. Wall mounted and base level storage cupboards. Courtesy door to utility room.

REAR GARDEN

Fully enclose with south easterly aspect. Laid to lawn with mature shrub borders. Choice of entertaining areas. Side access gate. Summerhouse and timber shed to hard standings. Wind out patio awning.

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 F

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 – Gas Central Heating

Parking – Parking, Driveway, Double Garage

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

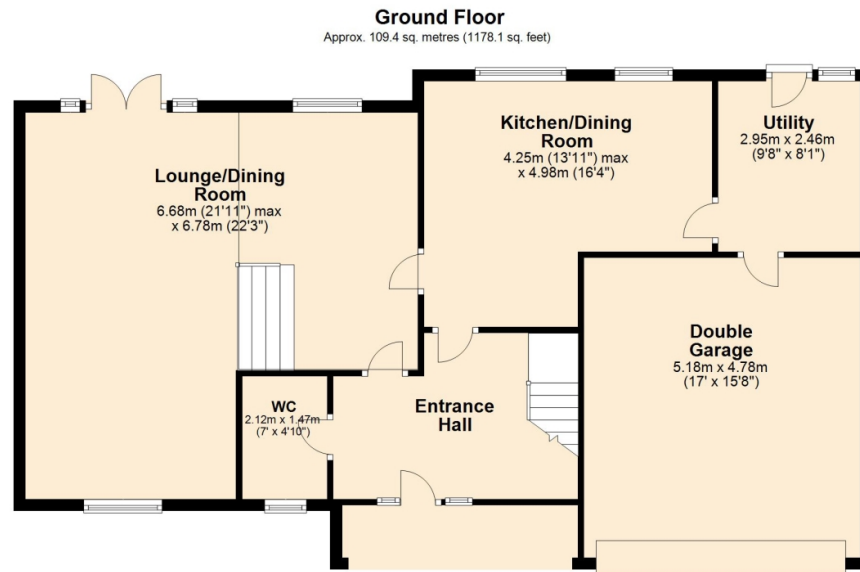
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

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



Total area: approx. 189.0 sq. metres (2034.4 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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