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Ross Road, St James, Northampton, NN5 5AY

£330,000 Detached

3 2 1



**Platinum Trusted
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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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Property Summary

A recently built modern, three bedroom detached home in the sought-after St James area of Northampton has been thoughtfully designed for contemporary living with an open plan kitchen dining family room and double width driveway off road parking.

Features & Utilities

- ✓ Close To Sixfields & Railway Station
- ✓ Modern Detached House
- ✓ Three Bedrooms
- ✓ Two Bathrooms
- ✓ Stunning Family Living Kitchen
- ✓ Double Width Parking
- ✓ Highly Recommended
- ✓ Low Maintenance Garden
- ✓ Bifold Doors
- ✓ Neff Kitchen Appliances

Property Overview

A recently built modern, three bedroom detached home in the sought-after St James area of Northampton has been thoughtfully designed for contemporary living. The spacious accommodation includes a wide entrance hall with WC, a separate sitting room, and a stunning open-plan living/kitchen/dining space featuring sleek two-tone grey gloss units, quartz worktops, integrated NEFF appliances including a wine cooler and double ovens with hide-and-slide doors. Bi-fold doors open onto a low-maintenance rear garden with patio and artificial lawn. Upstairs offers three bedrooms, including a stylish master with en-suite, plus a modern family bathroom. Additional benefits include underfloor heating with individual room controls on the ground floor, radiators upstairs, double glazing, and block-paved double-width parking. Ideally located near local amenities and transport links—early viewing is highly recommended. EPC Rating: B. Council Tax Band: D

HALLWAY

Composite entrance door. Tiled floor. Staircase rising to first floor landing. Heating thermostat.

CLOAKROOM/WC

Obscure double glazed window to front elevation. Suite comprising wash hand basin in vanity unit and low level WC. Contemporary abstract tiling. Thermostat.

LOUNGE 5.09m x 2.74m (16'8 x 9'0)

Double glazed window to front elevation. Tiled floor. Thermostat.

LIVING/KITCHEN 6.71m x 5.10m (22'0 x 16'9)

Feature bi-fold doors to garden. Contemporary range of gloss grey wall and base units with Quartz work surfaces. Single drainer sink unit with swan neck mixer tap. Built in dishwasher, washing machine and fridge/freezer. Matching island unit with induction hob and built in downdraft extractor, wine cooler, storage cupboards to one side and breakfast bar to the other. Tiled floor with heating thermostat. Space for table and chairs, sofas etc. Under-stairs cupboard. Two Velux windows in rear roof slope.

FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Doors to:

BEDROOM ONE 3.78m x 2.95m (12'5 x 9'8)

Double glazed window to rear elevation. Radiator.

EN-SUITE 1.57m x 2.95m (5'2 x 9'8)

Chrome ladder style radiator. Suite comprising large walk in shower cubicle, mounted wash hand basin and low level WC. Contemporary abstract tiling. Extractor fan.

BEDROOM TWO 3.24m x 2.64m (10'7 x 8'8)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 2.95m x 2.03m (9'8 x 6'8)

Double glazed window to rear elevation. Radiator.

BATHROOM

Double glazed window to front elevation. Chrome ladder style radiator. Suite comprising panelled bath with shower over, mounted wash hand basin and low level WC. Contemporary abstract tiling. Extractor fan.

OUTSIDE

FRONT GARDEN

Block paved off road parking. Gated side access.

REAR GARDEN

Paved patio and artificial lawn. Enclosed by wooden panelled fencing and side gate.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

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 Radiators

Parking – Yes

Accessibility – Ask Agent

Right of Way – No

Restrictions – N/a

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

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

DRAFT DETAILS

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

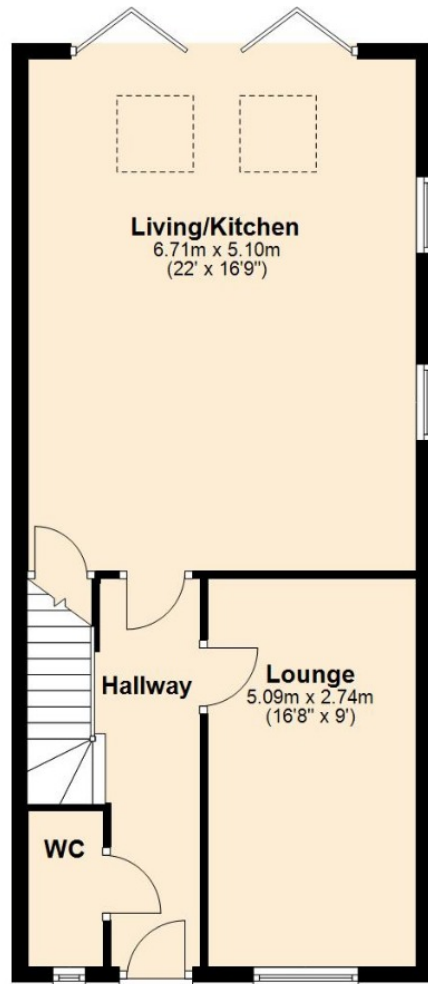
AGENTS NOTES

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

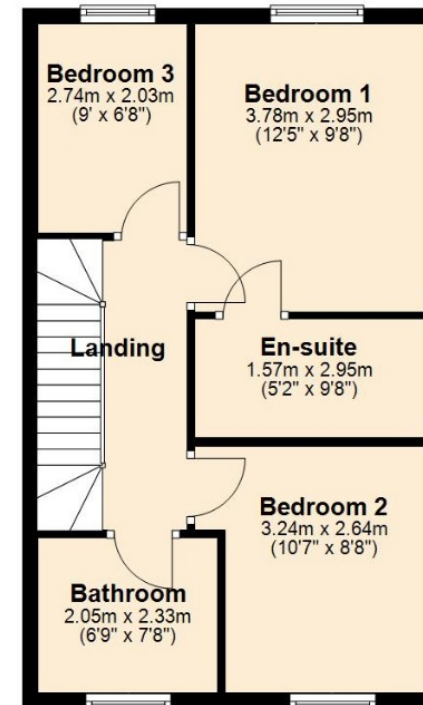
Ground Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 105.2 sq. metres (1132.1 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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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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