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Sam Harrison Way, Timken Estate, NN5 6UN

£330,000 Detached

3 2 1



Platinum Trusted Service Award

Based on service ratings over the past year

feefo

Department: Sales

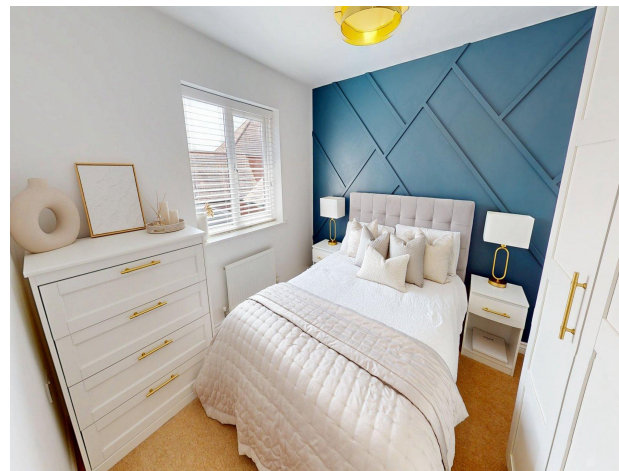
Tenure: Freehold



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Property Summary

Jackson Grundy are pleased to welcome to the market this immaculate three bedroom detached home on the Timken development opposite the park.

Features & Utilities

- ✓ Immaculate Condition
- ✓ Landscaped Rear Garden
- ✓ En-Suite To Main Bedroom
- ✓ Off Road Parking
- ✓ Kitchen/Dining Room
- ✓ Popular Location
- ✓ Three Bedroom Detached
- ✓ Solar Panel for Hot Water

Property Overview

Jackson Grundy are pleased to welcome to the market this immaculate three bedroom detached home on the Timken development opposite the park. The accommodation comprises entrance hallway, WC, kitchen/dining room and dual aspect lounge. Upstairs there are three bedrooms all thoughtfully decorated, the main bedroom also benefits from a modern en-suite shower room. Further benefits include uPVC double glazing, gas central heating, a single solar panel which generates hot water and a landscaped rear garden. EPC Rating: TBC. Council Tax Band: D

HALL

Obscure double glazed entrance door. Radiator. Wall panelling. Wood effect flooring. Staircase rising to first floor landing. Cupboard. Doors to:

LOUNGE 5.37m x 2.76m (17'7" x 9')

Box bay window to front elevation. Radiator. Feature wall panelling with decorative wall lights. French doors to rear elevation. Door to kitchen/dining room.

KITCHEN/DINING ROOM 5.36m x 3.29m (17'7" x 10'9")

uPVC double glazed windows to front and side elevations. Window and door to rear elevation. Wall and base units. Stainless steel sink with mixer tap. Gas hob and oven with extractor. Integrated dishwasher, fridge/freezer and washing machine. Gloss tiled floor. Two radiators.

WC

Suite comprising pedestal wash hand basin with mixer tap and low level WC. Radiator. Tile effect flooring. Half wall panelling.

FIRST FLOOR LANDING

Two uPVC double glazed windows to front elevation. Wall panelling. Airing cupboard. Doors to:

BEDROOM ONE 3.12m x 3.13m (10'2" x 10'3")

uPVC double glazed window to front elevation. Radiator. Wood effect flooring. Recess for wardrobe. Door to:

EN-SUITE

Obscure uPVC double glazed window to rear elevation. Radiator. Suite comprising WC, wash hand basin in vanity unit and shower cubicle. Tiling to

splash back areas. Tiled floor. Extractor.

BEDROOM TWO 3.18m x 2.93m (10'5" x 9'7")

uPVC double glazed window to rear elevation. Radiator. Decorative feature wall.

BEDROOM THREE 2.10m x 3.53m (6'10" x 11'6")

uPVC double glazed window to front elevation. Radiator. Decorative wall panelling and wall lights.

BATHROOM

Obscure uPVC double glazed window to rear elevation. Suite comprising panelled bath with mixer tap and shower over, WC and pedestal wash hand basin with mixer tap. Sheet splash backs. Tiled flooring. Extractor.

OUTSIDE

FRONT GARDEN

Iron gates and hedging. Side parking for two cars.

REAR GARDEN

Enclosed by panelled fencing. Side gate. Patio. Decorative stone borders. Artificial lawn. Path to rear. Gazebo at the rear. Side storage with shed.

DRAFT DETAILS

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

COMMUNAL AREA CONTRIBUTION

We have been advised of the following information: Communal Area Contribution Fee: £200 paThe above information would need to be verified by your chosen legal representative.

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
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
Rights and Easements – Ask Agent

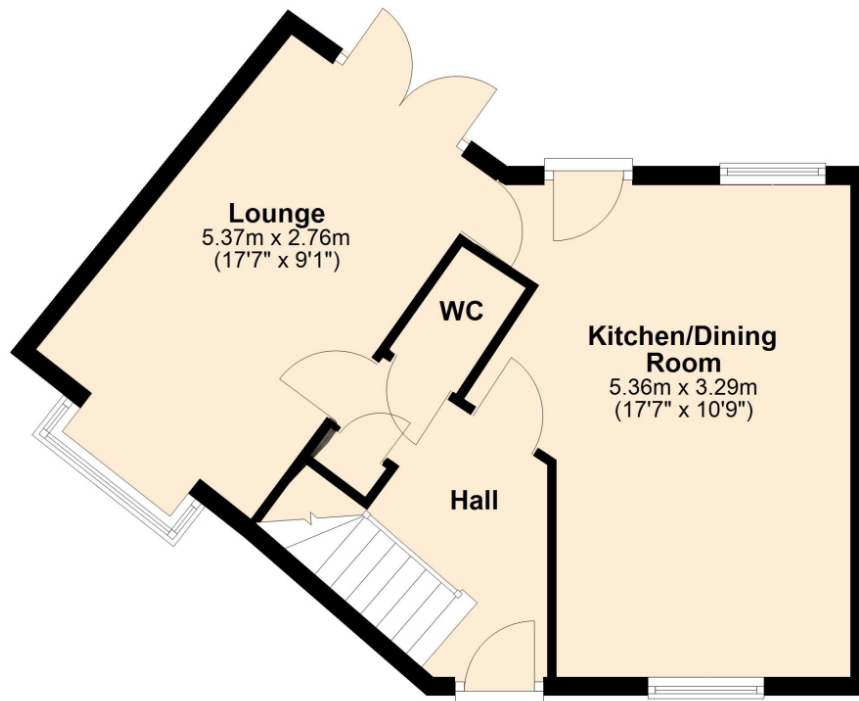
AGENTS NOTES

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

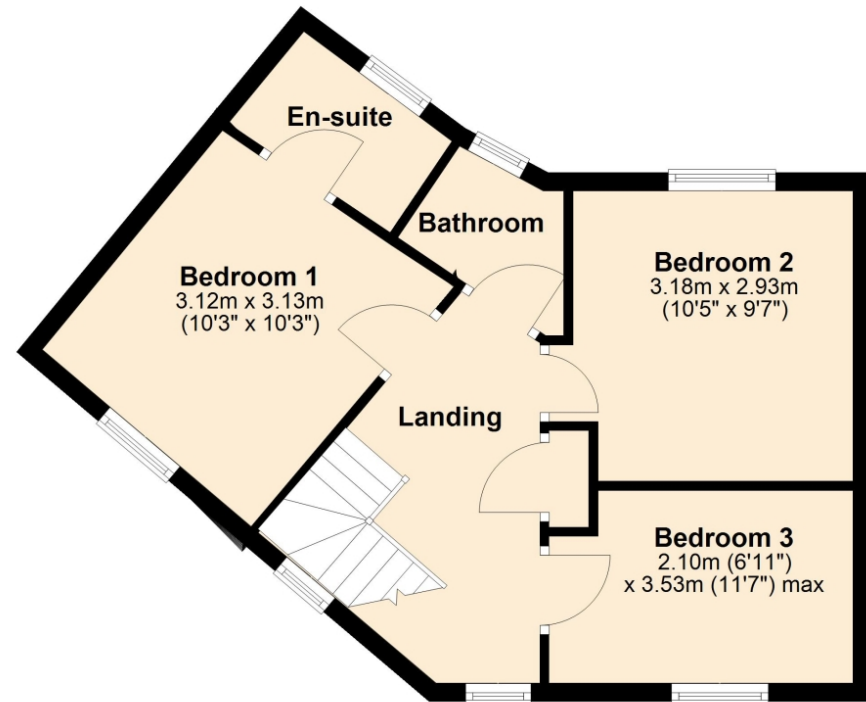
Ground Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.8 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
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