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Shurville Close, Earls Barton, Northampton, NN6 0JB

£400,000 Link Detached House

4 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

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Department: Sales

Tenure: Freehold



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Property Summary

Located on a quiet cul de sac within the popular village of Earls Barton is this well presented, four bedroom link detached family home boasting ample off road parking, garage, two separate reception rooms, study and a landscaped private garden.

Features & Utilities

- ✓ Quiet Cul-De-Sac
- ✓ Sought After Village Location
- ✓ Four Bedrooms
- ✓ Block Paved Driveway For Three Cars & Garage
- ✓ Detached House
- ✓ Office/Study/Bedroom Five
- ✓ Landscaped Rear Gardens
- ✓ Owned Solar Panels & EV Charging Point
- ✓ Fully Replaced uPVC Double Glazing
- ✓ Air Source Heat Pump

Property Overview

Located on a quiet cul de sac within the popular village of Earls Barton is this well presented, four bedroom link detached family home boasting ample off road parking, garage, two separate reception rooms, study and a landscaped private garden. In brief the accommodation comprises entrance hall, WC, study, lounge, dining room, kitchen and rear lobby. First floor landing, four bedrooms and a wet room. Outside to the front is a large block paved driveway, lawned area with bedded borders and a single garage with light and power connected. The back garden is split over to tiers the first being a wide block paved patio area and the second being a private lawned area with bedded borders surround. EPC Rating: B. Council Tax Band: D

ENTRANCE HALL

Composure entrance door with frosted glass. Radiator. Storage cupboard. Doors to:

STUDY 2.41m x 2.06m (7'11 x 6'9)

uPVC double glazed window to side elevation. Radiator. Solid wooden built in desk.

WC

Frosted window to rear elevation. Radiator. Low level WC and wash hand basin with cupboard below.

LOUNGE 5.26m x 3.33m (17'3 x 10'11)

uPVC double glazed bay window to front elevation. Radiator. Coving. Double doors to dining room.

DINING ROOM 3.07m x 2.64m (10'1 x 8'8)

uPVC double glazed sliding doors to garden. Radiator. Double doors to lounge.

KITCHEN 3.07m x 2.84m (10'1 x 9'4)

uPVC double glazed window to rear elevation. Fitted with a range of wall and base units with roll top work surfaces. Stainless steel sink and drainer with mixer tap. Built in fridge/freezer. Space for further white goods. Electric oven. Radiator. Tiling to splash back areas. uPVC door to rear lobby.

REAR LOBBY

Timber framed door to garden. Door to garage.

FIRST FLOOR LANDING

Frosted uPVC double glazed window to side elevation. Access to loft space. Airing cupboard. Doors to:

BEDROOM ONE 4.29m x 2.69m (14'1 x 8'10)

uPVC double glazed window to front elevation. Radiator. Built in cupboard. Fitted wardrobes. Bedside tables. Thermostat.

BEDROOM TWO 3.35m x 2.69m (11'0 x 8'10)

uPVC double glazed window to rear elevation. Radiator. Built in cupboard.

BEDROOM THREE 2.41m x 2.82m (7'11 x 9'3)

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

BEDROOM FOUR 2.82m x 2.64m (9'3 x 8'8)

uPVC double glazed window to front elevation. Radiator.

SHOWER ROOM 2.01m x 1.85m (6'7 x 6'1)

Frosted uPVC double glazed window to side elevation. Electric radiator. Fully fitted and updated in 2024 to include rainfall shower, low level WC and wash hand basin with mixer tap. Matching heated towel rail. Downlighters. Twin shaver sockets. Fully tiled throughout.

OUTSIDE

FRONT GARDEN

Recent block paved driveway for three cars. Lawn area with established shrubs and flowers. Block paved side path leading to gate to rear garden. Twin electric sockets plus EV car charge point.

GARAGE (16'4 x 7'11)

Electric roller door, heating, lighting power and USB sockets. uPVC double glazed window to rear elevation. Loft storage

REAR GARDEN

Block paved patio area. Low level retaining wall. Double electric sockets and hot/cold taps. PIR security lighting. Additional remote controlled outside

lights. Wide steps leading to upper grassed area. Raised decking area. Established shrubs and scented flower borders.

ADDITIONAL INFORMATION

This property has a recently installed air source heat pump providing all heating and hot water. There is a government payback scheme attached to this until 2027. The 16 panel solar panels are owned outright and provide free electricity and an annual payback through the Feed In Tariff scheme. A complete water filtration system is fitted and available by negotiation. This provides pure drinking water through a three-way kitchen tap. All roof gutters are now single piece aluminium. Fascias, soffits etc. all replaced with uPVC. All windows and doors are still under guarantee.

MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – No 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 – Yes

EV Car Charge Point – Yes

Primary Heating Type – Air Source Heat Pump

Parking – Yes

Accessibility – Wet Room

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

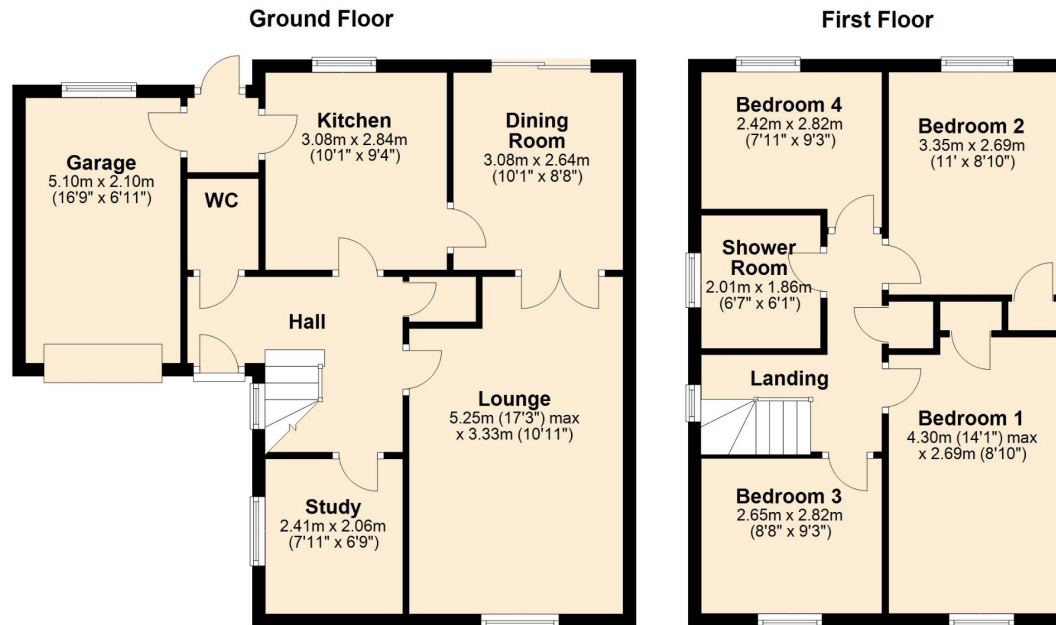
DRAFT DETAILS

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





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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