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Silver Birch Road, Wootton, NN4 6FZ

£440,000 Detached

4 2 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 633122

Email Us northampton@jacksongrundy.co.uk





Property Summary

Jackson Grundy are pleased to market this four bedroom detached family home in the popular Wootton area. Constructed in 2023 by Tilla Homes, the property provides ample interior space, with off road parking, a larger than average garage and a generous size rear garden.

Features & Utilities

- ✓ Four Bedroom Detached Family Home
- ✓ Beautifully Presented
- ✓ Constructed in 2023 and Still Under Warranty
- ✓ Popular Wootton Area
- ✓ Off Road Parking for Three Vehicles
- ✓ Detached Garage

Property Overview

Jackson Grundy are pleased to market this four bedroom detached family home in the popular Wootton area. Constructed in 2023 by Tilla Homes, the property provides ample interior space, with off road parking, a larger than average garage and a generous size rear garden. In brief, the accommodation comprises entrance hall, downstairs cloakroom, a generous size lounge and kitchen/diner/family room. To the first floor is the master bedroom with an en-suite bathroom, two further double bedrooms, a single bedroom and a family bathroom. Internal inspection is advised, to appreciate the space this home has to offer. EPC Rating: B. Council Tax Band: E.

ENTRANCE HALL

Enter via obscure glass panel composite door. Door to adjacent rooms. Stairs to first floor. Storage cupboard

LOUNGE 5.60m x 3.33m (18'4" x 10'11")

Double glazed window to front elevation. Two radiator.

KITCHEN/DINING ROOM 4.53m x 5.85m (14'10" x 19'2")

Double glazed window to rear elevation. Double glazed French doors to rear elevation. Double glazed window to side elevation. Radiator. Kitchen fitted with a range of wall mounted and base level units with drawers. Work surface over. Integrated fridge freezer, washing machine and dishwasher. Electric oven at eye level, grill and four ring gas hob with extractor hood over. One and a half bowl sink and drainer unit with mixer tap.

WC

Obscure double glazed window to front elevation. Radiator. Two piece comprising of WC and hand wash basin with mixer tap.

FIRST FLOOR LANDING

Double glazed window to side elevation. Doors to adjoining rooms. Access to loft space. Storage cupboard housing combination boiler.

BEDROOM ONE 4.12m x 3.10m (13'6" x 10'2")

Double glazed window to front elevation. Radiator. Door to:

EN-SUITE

Obscure double glazed window to side elevation. Three piece comprising WC, wash hand basin and double shower cubicle with rainfall shower head. Tiling to splashbacks areas. Extractor fan. Wall mounted heated towel rail.

BEDROOM TWO 3.48m x 3.10m (11'5" x 10'2")

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.36m x 2.77m (7'9" x 9'1")

Double glazed window to rear elevation. Radiator.

BEDROOM FOUR 2.22m x 2.77m (7'3" x 9'1")

Double glazed window to front elevation. Radiator.

BATHROOM

Obscure double glazed window to side elevation. Three piece comprising WC, wash hand basin, panel bath with mixer tap and shower attachment. Tiling to splashback areas. Wall mounted heated towel rail.

OUTSIDE

FRONT

Paved driveway offering off road parking for three vehicles. Frontage mainly laid to lawn with flower beds for planting.

GARAGE

Up and over door. Power and lighting connected.

REAR

A generous size rear garden mainly laid to lawn and enclosed with timber fencing. A courtesy side gate leads to the driveway and and larger than average single garage.

MATERIAL INFORMATION

Type – Detached
Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band B
EPC Rating – B
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 – 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

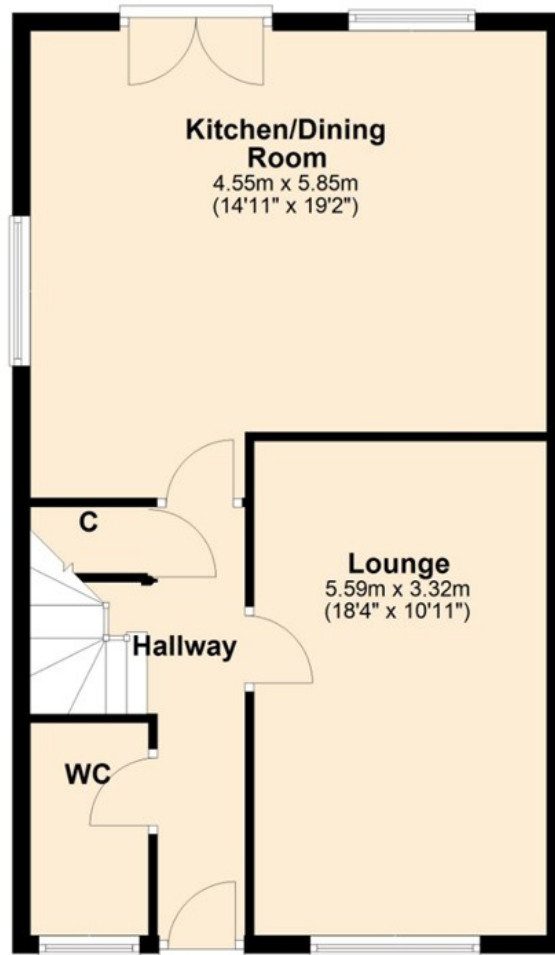
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as

were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

Floorplan

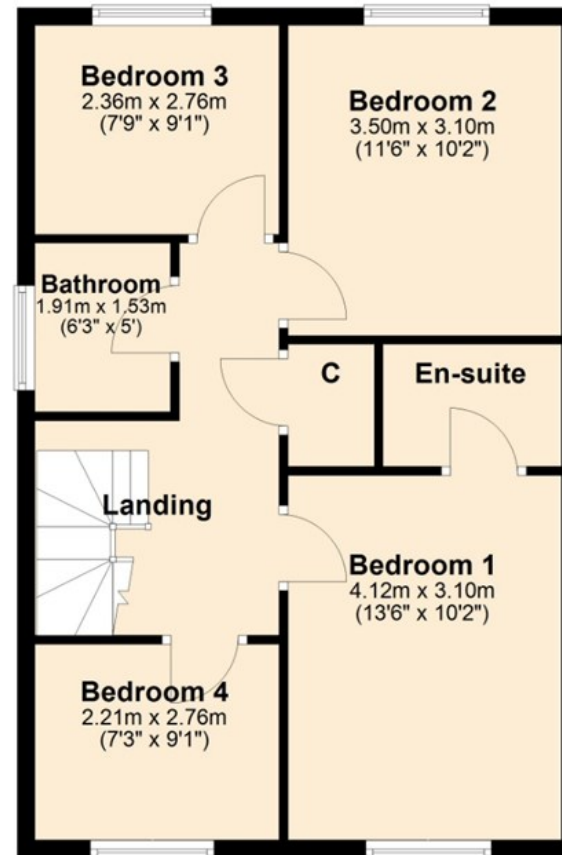
Ground Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 114.7 sq. metres (1234.7 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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