



www.jacksongrundy.com

St. Dunstons Rise, West Hunsbury, NN4 9XL

£285,000 26



**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

LOVELY END PLOT. A nicely positioned, three bedroom, semi detached house situated at the end of a no through road in the ever popular West Hunsbury district south of the town with excellent access to the M1 Motorway and ring road.

Features & Utilities

- ✓ Popular West Hunsbury Area
- ✓ Semi Detached House
- ✓ Modern Kitchen & Bathroom
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Three Bedrooms
- ✓ Driveway & Parking
- ✓ Converted Garage
- ✓ Highly Recommended

Property Overview

LOVELY END PLOT. A nicely positioned, three bedroom, semi detached house situated at the end of a no through road in the ever popular West Hunsbury district south of the town with excellent access to the M1 Motorway and ring road. The property has been greatly improved and comprises entrance porch, open plan downstairs space with refitted kitchen, dining and living space, conservatory with access to office and shower room, first floor landing, three bedrooms and a refitted bathroom. Outside is a sweeping driveway providing off road parking and end plot tiered gardens to side and rear. EPC Rating: E. Council Tax Band: C

PORCH

Brick and uPVC construction. Laminate flooring.

LIVING SPACE

A fabulous open plan downstairs living space comprising:

LOUNGE 7.32m x 4.39m (24' x 14'4")

Double glazed door and window to rear elevation. Staircase rising to first floor landing with cupboard under. Contemporary flooring extending through to the kitchen and dining area.

KITCHEN AREA 2.18m x 2.62m (7'1" x 8'7")

Double glazed window to front elevation. Refitted gloss white wall and base units with work surfaces over. Single drainer sink unit with Swan neck mixer tap. Metro style tiling. Built in gas hob, electric oven with extractor hood. Built in gas hob, electric oven and extractor. Space for an American style fridge. Built in dishwasher.

CONSERVATORY 3.21m x 4.72m (10'6" x 15'5")

uPVC double glazed doors and windows. Door to garage conversion.

HOBBY ROOM/CONVERTED GARAGE 2.36m x 0.24m (7'8" x 9")

Double glazed window to rear elevation. Door to:

SHOWER ROOM 2.20m x 2.21m (7'2" x 7'3")

Obscure double glazed window to front elevation. Radiator. Cupboard housing gas fired boiler. Tiled shower cubicle, low level WC and wash hand basin in vanity unit. Space for tumble dryer and tumble dryer.

FIRST FLOOR LANDING

Access to loft space. Radiator. Doors to:

BEDROOM ONE 3.43m x (11'3" x)

Double glazed window to rear elevation. Radiator. Built in wardrobe.

BEDROOM TWO 3.23m x 2.54m (10'7" x 8'4")

Double glazed window to front elevation. Radiator. Built in wardrobes.

BEDROOM THREE 2.16m x 1.73m (7'1" x 5'8")

Double glazed window to rear elevation. Radiator.

BATHROOM

Obscure double glazed window to front elevation. Radiator. Suite comprising wash hand basin and WC set in a vanity unit and panelled bath. Tiled walls. Vinyl flooring.

OUTSIDE

FRONT GARDEN

Fabulous end plot garden. Open plan at front with sweeping block paved driveway providing off road parking. Side gate to garden.

REAR & SIDE GARDEN

Tiered garden with winding pathways and different seating areas.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – House

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – E

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Central Heating, Gas Central Heating

Parking – Off-street

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

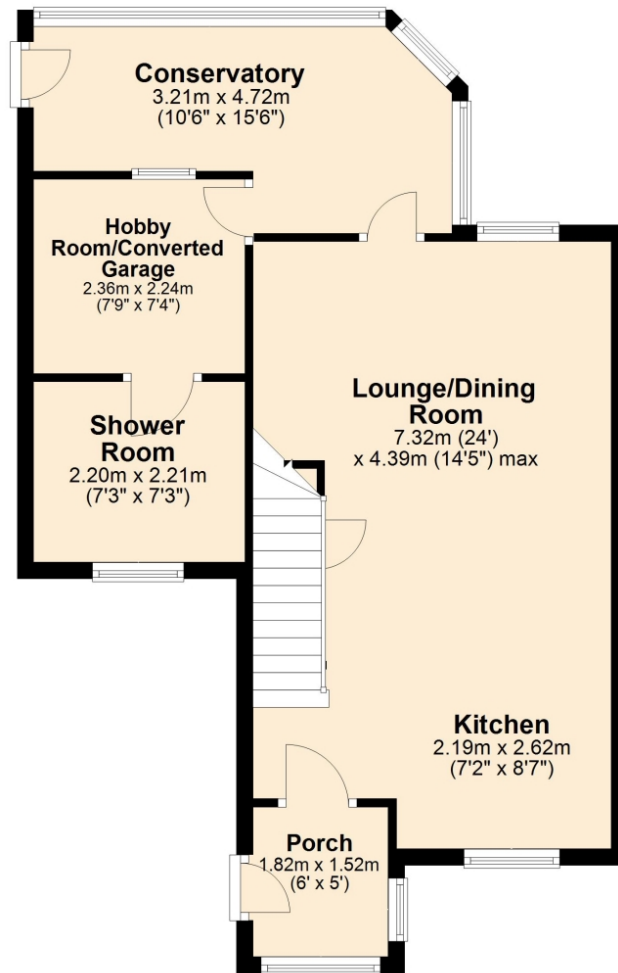
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending

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

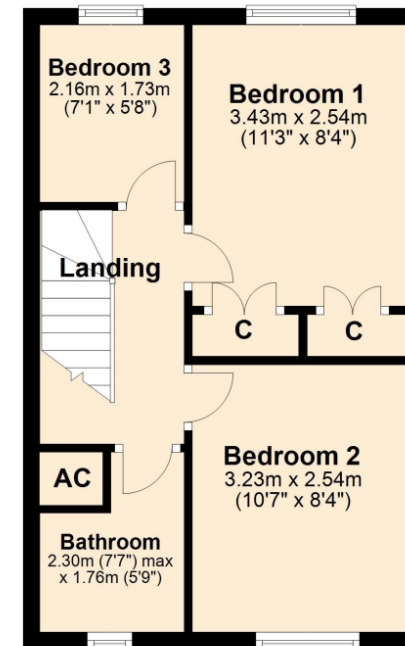
Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 89.0 sq. metres (958.0 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
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

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

