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Stanford Way, East Hunsbury, NN4 0FQ

£315,000 - Offers Over Detached

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over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Northampton

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

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Property Summary

CORNER PLOT DETACHED. A chance has arisen to purchase a three-bedroom detached house situated on an enviable corner plot in the ever-popular East Hunsbury District.

Features & Utilities

- ✓ Popular East Hunsbury Development
- ✓ Detached House
- ✓ Gas Central Heating
- ✓ Three Bedrooms
- ✓ Two Bathrooms
- ✓ Off Road Parking & Garage
- ✓ Lovely Corner Plot
- ✓ Recommended

Property Overview

CORNER PLOT DETACHED. A chance has arisen to purchase a three-bedroom detached house situated on an enviable corner plot in the ever-popular East Hunsbury District. The property also benefits from gas central heating, entrance hall with cloaks/WC, kitchen/diner with door to the garden, lounge with patio doors, first floor landing, three bedrooms (master en-suite shower) and a family bathroom. Outside, the front is laid to lawn behind a hedge enclosure with off road parking leading to a single garage and a gate through to the enclosed rear garden. EPC Rating: C. Council Tax Band: C

HALL

Timber and glazed entrance door and window. Radiator. Staircase rising to first floor landing.

WC

Obscure double glazed window to side elevation. Radiator. WC and wash hand basin. Tiling to dado height.

LOUNGE 3.81m x 3.32m (12'6" x 10'11")

Patio doors to garden. Radiator. Wood laminate flooring. Feature fireplace. Under-stairs cupboard.

KITCHEN 2.68m x 2.65m (8'10" x 8'8")

uPVC double glazed door and window to rear elevation. Wall and base units with work surfaces over. Single drainer stainless steel sink unit. Built in gas hob, electric oven and filter hood and canopy. Cupboard housing gas fired boiler. Space for washing machine, dishwasher and upright fridge/freezer.

DINING ROOM 2.60m x 2.65m (8'6" x 8'8")

uPVC double glazed window to front elevation. Radiator.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3 3.61m x 2.66m (11'10" x 8'9")

Sealed unit double glazed timber windows to front elevation. Radiator.

EN-SUITE

uPVC double glazed window to rear elevation. Radiator. Suite comprising tiled shower cubicle, low level WC and wash hand basin.

BEDROOM TWO 3.34m x 2.31m (10'12" x 7'7")

Seale unit double glazed window to front elevation. Radiator. Built in airing cupboard and wardrobe.

BEDROOM THREE 2.89m x 2.29m (9'6" x 7'6")

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

BATHROOM

uPVC obscure double glazed window to rear elevation. Radiator. Shaver point. Suite comprising panelled bath and side access, pedestal wash hand basin and low level WC. Extractor fan.

OUTSIDE

FRONT GARDEN

The property sits on a generous corner plot with hedged boundary lawned frontage and driveway to single garage.

GARAGE

Up and over door.

REAR GARDEN

Paved and lawned. Enclosed by wooden panelled fencing. Side gate.

DRAFT DETAILS

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

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band C
EPC Rating – C
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 – Parking, Driveway, Garage
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, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

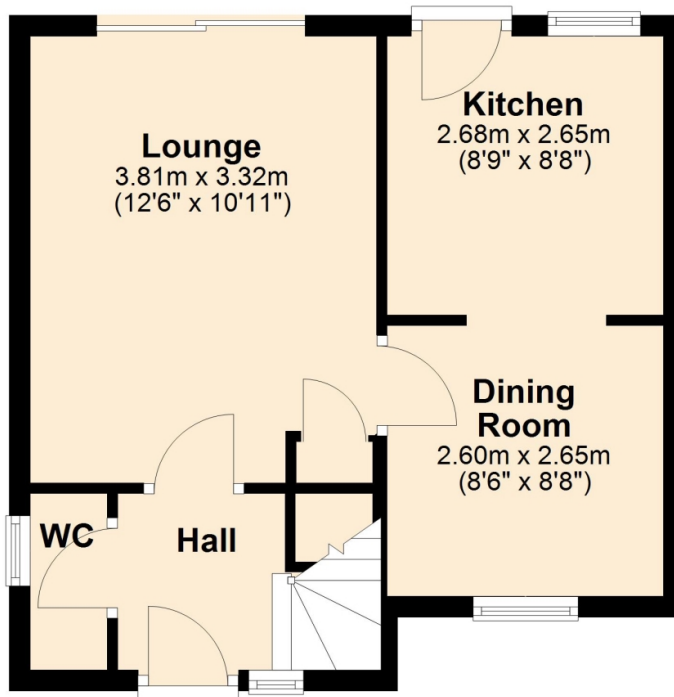
AGENTS NOTES

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

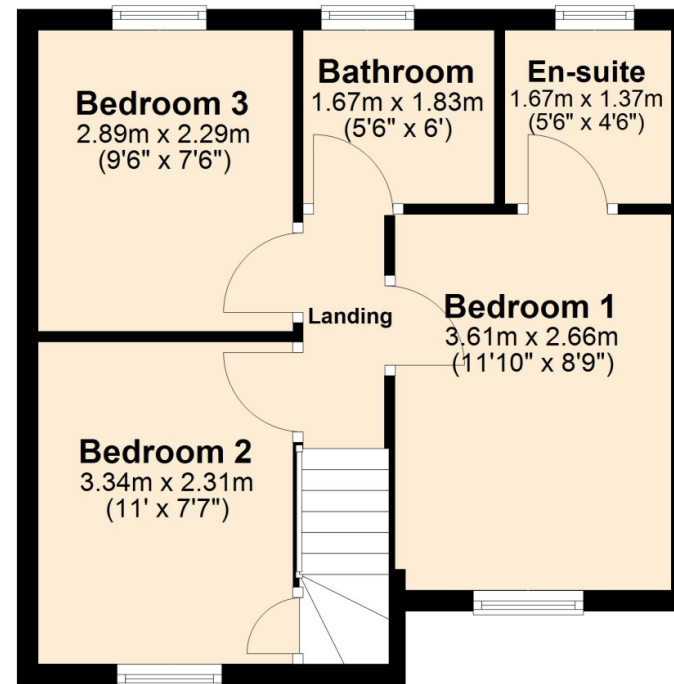
Ground Floor

Approx. 34.2 sq. metres (367.9 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



Total area: approx. 68.3 sq. metres (735.4 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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