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# Stone Hill Court, The Arbours, Northampton, NN3 3RA

£290,000 Semi-Detached



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over the past year

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Department: Sales

Tenure: Freehold



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## Property Summary

A well presented four bedroom semi detached familyhome in The Arbours, with off road parking and garage offering convenient access to local amenities, schools, and transport links.

## Features & Utilities

- ✓ Four Bedroom Family Home
- ✓ Re-Fitted Kitchen
- ✓ Off Road Parking
- ✓ Re-Fitted Bathroom
- ✓ Open Plan Lounge/Dining Room
- ✓ Close to Local Amenities
- ✓ Excellent Transport Links To A43 & A45
- ✓ Garage
- ✓ Well Regarded Local Schooling
- ✓ Utility

## Property Overview

Situated in the popular Arbours area of Northampton, this well presented four bedroom semi detached home offers convenient access to local amenities, schools, and transport links. The accommodation includes an entrance hall, a spacious lounge/dining room, and a kitchen opening onto the rear garden with an adjoining utility room providing access to the integral garage. Upstairs, there are three double bedrooms, a single bedroom, a family bathroom and a separate WC. Outside, the enclosed rear garden features a lawned area with entertaining patio, while the front provides ample off-road parking leading to a garage. Early viewing is recommended—call now to arrange a viewing. EPC Rating: C Council Tax Band: C

### HALL

Double glazed composite door. Radiator. Staircase rising to first floor landing.

### LOUNGE/DINING ROOM 7.34m x 4.13m (24'1 x 13'7)

Double glazed window to front elevation. Double glazed patio doors to rear elevation. Two radiators. Television aerial point. Understairs cupboard.

### KITCHEN 2.83m x 5.17m (9'3 x 16'11)

Double glazed door to rear elevation. Double glazed window to rear elevation. Radiator. Refitted wall and base units. Breakfast bar. Electric cooker, five ring gas hob. Integrated double fridge/freezer. Space for washing machine and dishwasher. Sink. Extractor. Part tiled.

### UTILITY

Space for tumble dryer. Work surfaces with cupboards below. Door to garage.

### FIRST FLOOR LANDING

Cupboard housing combination boiler. Access to loft space. Doors to:

### BEDROOM ONE 3.34m x 4.14m (11'0 x 13'7)

Double glazed window to front elevation. Radiator. Built in wardrobes. Over stairs cupboard.

### BEDROOM TWO 3.09m x 2.83m (10'2 x 9'3)

Double glazed window to rear elevation. Radiator. Cupboard.

### **BEDROOM THREE 2.18m x 3.05m (7'2 x 10'0)**

Double glazed window to front elevation. Radiator.

### **BEDROOM FOUR 2.83m x 2.17m (9'3 x 7'2)**

Double glazed window to rear elevation. Radiator.

### **WC**

Double glazed window to rear elevation. WC. Fully tiled.

### **BATHROOM**

Double glazed window to rear elevation. Heated towel rail. Suite comprising wash hand basin and bath with shower over. Extractor. Fully tiled.

### **OUTSIDE**

#### **FRONT GARDEN**

Paved driveway providing off road parking for two cars. Mature shrubs. Lawn.

#### **GARAGE**

Up and over door. Light. Power.

#### **REAR GARDEN**

Enclosed wall and fence. Lawn. Paved seating area. Wooden shed. Mature shrubs.

### **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains 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 – No  
EV Car Charge Point – Ask Agent  
Primary Heating Type – Ask Agent  
Parking – Ask Agent  
Accessibility – N/a  
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**

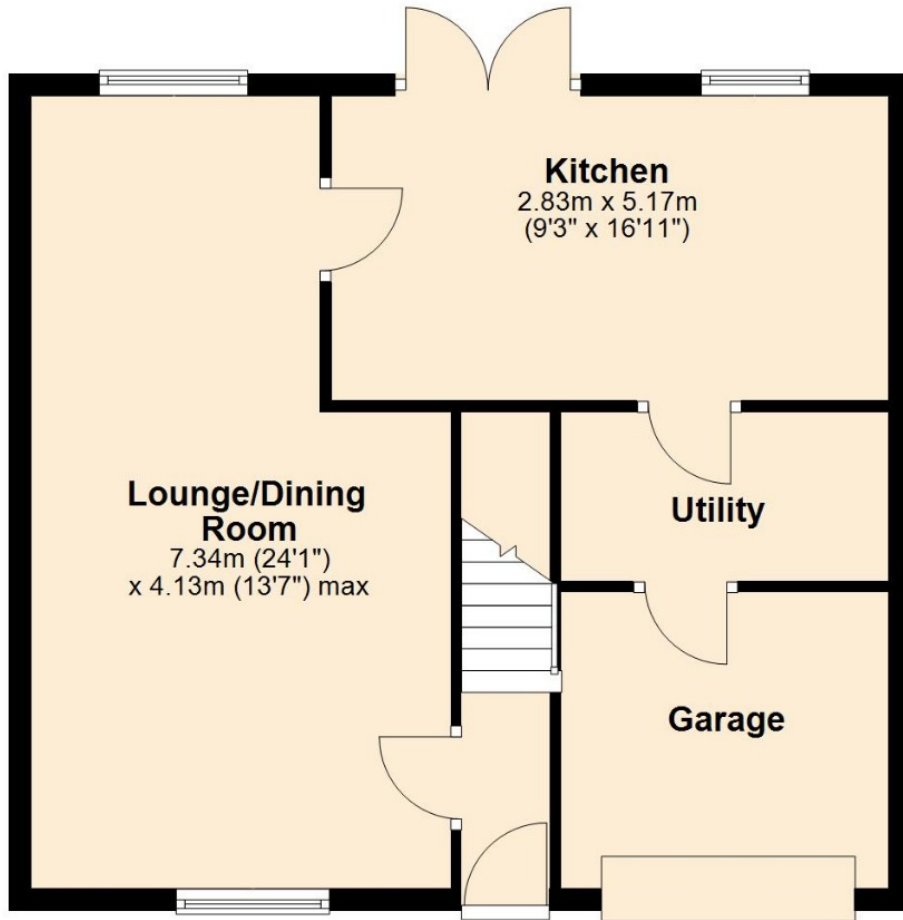
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### **AGENTS NOTES**

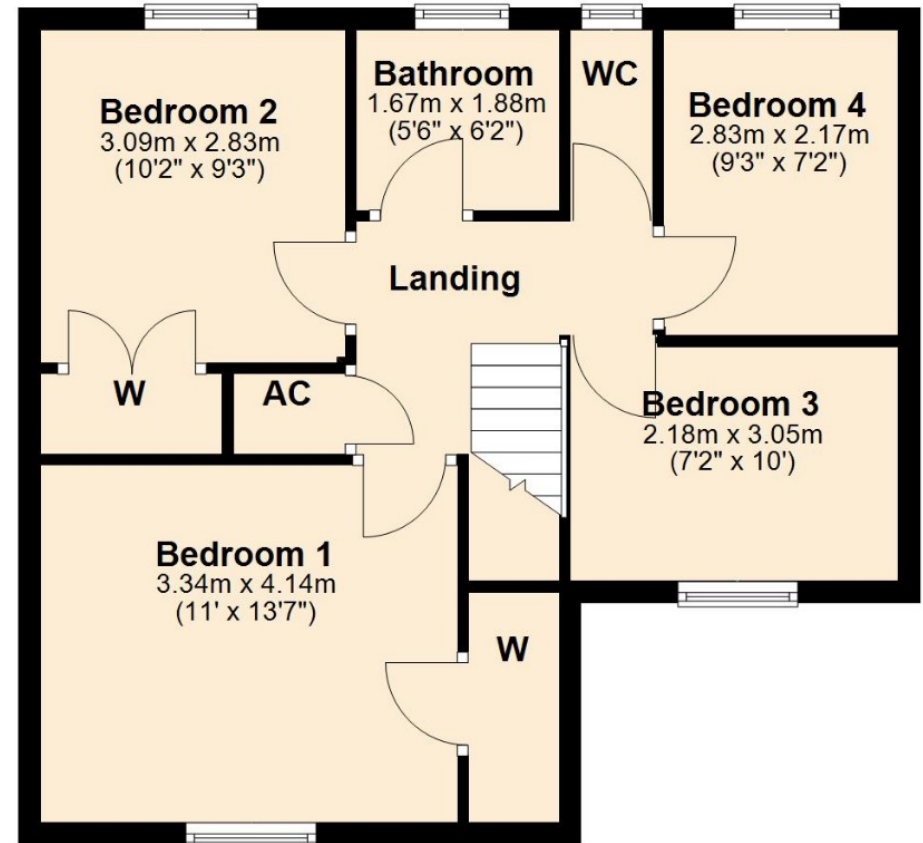
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending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

## Ground Floor



## First Floor



Total area: approx. 109.6 sq. metres (1180.0 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](http://www.jacksongrundy.com)

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