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# Tilbury Rise, East Haddon, NN6 8BW

£625,000 Detached

4 2 2



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Not Specified



Jackson Grundy Estate Agents - The Village Agency  
The Corner House, 1 St Giles Square, Northampton, NN1 1DA

Call Us 01604 624900  
Email Us [thevillageagency@jacksongrundy.co.uk](mailto:thevillageagency@jacksongrundy.co.uk)







## Property Summary

A well presented and rarely available four bedroom detached family home with stunning rolling countryside views to the rear.

## Features & Utilities

- ✓ Detached House
- ✓ Four Bedrooms
- ✓ Countryside Views
- ✓ En-Suite
- ✓ Utility Room
- ✓ Double Garage
- ✓ Family Room
- ✓ uPVC Double Glazing
- ✓ Radiator Heating
- ✓ No Onward Chain

# Property Overview

A well presented and rarely available four bedroom detached family home with stunning rolling countryside views to the rear.

The full accommodation comprises entrance hall with bespoke stairs, WC, family room, open plan 'L' shaped sitting / dining room overlooking the rear garden and views beyond. The kitchen / breakfast room has a range of integrated appliances and breakfast table. There is also a utility room.

To the first floor the principal bedroom has a dressing room and refitted en-suite with underfloor heating. There are three further double bedrooms and a family bathroom.

Outside, the good sized front garden has a lawn and block paved driveway which leads to the double garage. The mainly lawned rear garden enjoys the fabulous views and there is an outbuilding / store which is ideal for extra storage or as a workshop.

EPC Rating D. Council Tax Band F.

## GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM

### SITTING / DINING ROOM

### FAMILY ROOM

### KITCHEN / BREAKFAST ROOM

### UTILITY ROOM

## FIRST FLOOR

LANDING

BEDROOM ONE

DRESSING ROOM

EN-SUITE

THREE FURTHER BEDROOMS

BATHROOM

OUTSIDE

FRONT GARDEN

GARAGE

STORE

REAR GARDEN

#### MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent

Tenure – Ask Agent

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band F

EPC Rating – D



Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Heating  
Parking – Parking, Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

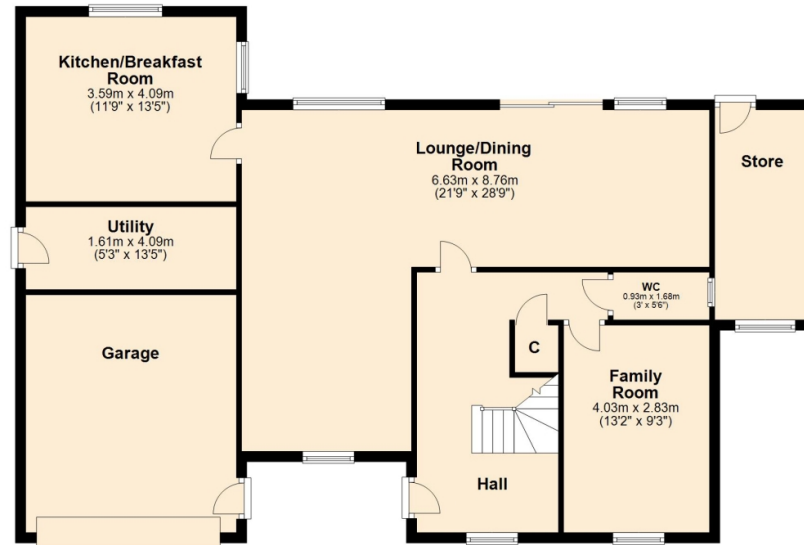
#### AGENTS NOTES

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

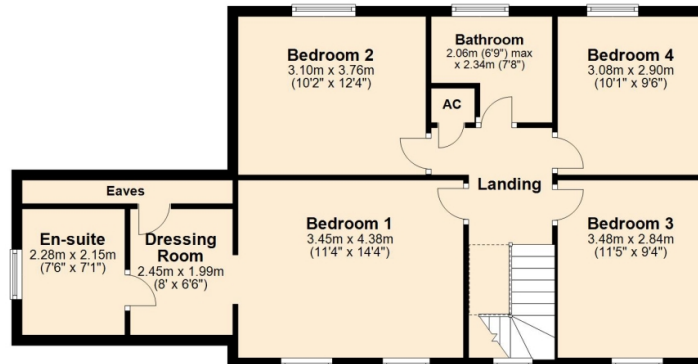
## Ground Floor

Approx. 117.6 sq. metres (1265.9 sq. feet)



## First Floor

Approx. 73.1 sq. metres (787.3 sq. feet)



Total area: approx. 190.7 sq. metres (2053.2 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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