



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Tilbury Rise, East Haddon, Northamptonshire, NN6 8BW

£650,000 - Guide Price Detached

 4  2  3



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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 beautifully presented four bedroom detached home situated in a quiet cul-de-sac and featuring an outstanding view over rolling countryside plus a very large kitchen / breakfast / dining / living room.

## Features & Utilities

- ✓ Four Bedroom Detached
- ✓ Superb Views
- ✓ Very Large Open Plan Kitchen / Dining / Living Room
- ✓ Two Further Reception Rooms
- ✓ Utility Room & Cloakroom
- ✓ En-Suite & Dressing Room
- ✓ Landscaped Garden
- ✓ Parking For Several Cars

# Property Overview

A beautifully presented four bedroom detached home situated in a quiet cul-de-sac and featuring an outstanding view over rolling countryside plus a very large kitchen / breakfast / dining / living room.

Downstairs, there is a hall large enough for furniture, cloakroom, sitting room with doors to the garden, study and a kitchen with granite work tops and island incorporating a breakfast bar that flows into the dining area which in turn is open plan to the living room and lastly there is a good sized utility room.

On the first floor the main bedroom has a dressing room with wardrobes that leads to the en-suite shower room. There are three further bedrooms and a family bathroom.

To the front is a block paved driveway for several cars and to the rear there are three attractively paved seating area to follow or avoid the sun throughout the day. The entire garden and every window to the rear takes advantage of the lovely view. The lawn has established borders and there is a 16ft x 8ft garden shed.

EPC Rating D. Council Tax Band F.

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – None

EV Car Charge Point – None

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

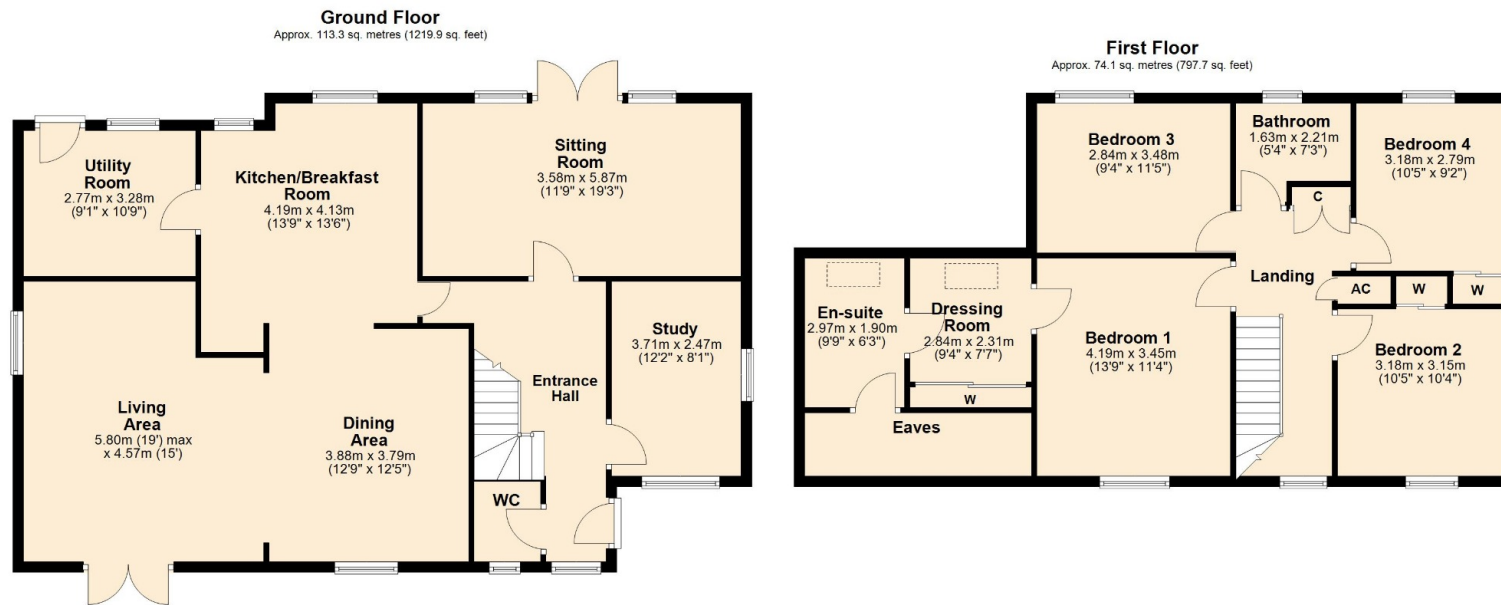
### DRAFT DETAILS

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

### 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



Total area: approx. 187.4 sq. metres (2017.6 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)

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