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Verdant Vale, East Hunsbury, NN4 0SQ

£419,995 Detached

4 2 2



**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

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Property Summary

CORNER PLOT DETACHED. An extended, detached, family house situated in a close on this popular East Hunsbury development close to local amenities.

Features & Utilities

- ✓ Popular East Hunsbury Development
- ✓ Nicely Positioned
- ✓ Four Bedrooms
- ✓ Two Bathrooms
- ✓ Large Conservatory
- ✓ Garage & Driveway
- ✓ No Upper Chain
- ✓ Highly Recommended



Property Overview

CORNER PLOT DETACHED. An extended, detached, family house situated in a close on this popular East Hunsbury development close to local amenities. Accommodation offers an entrance hall, cloakroom/WC, re-fitted kitchen & utility, study/playroom, sitting room with bay window and doors to conservatory, separate dining room, first floor landing serving four bedrooms (master with en-suite shower) and a family bathroom. Outside is open plan frontage with a lovely block paved driveway wide enough for three cars side by side giving access to the double garage with power and light and a covered walkway through to the main gardens which lie to the side and rear with different seating positions from which to enjoy. EPC Rating: D. Council Tax Band: D

ENTRANCE

Covered porchway with access to side garden and entrance hall.

HALLWAY

Staircase rising to first floor landing. Vinyl flooring. Dado rail and timber panelling. Radiator.

WC

Obscure double glazed window to front elevation. Radiator. Suite comprising low level WC and wash hand basin. Tiled floor.

LOUNGE 4.95m x 3.33m (16'3" x 10'11")

Double glazed bow bay window to front elevation and display sill. Fireplace with gas fire. Wood laminate flooring. Radiator. Doors to:

CONSERVATORY 2.13m x 5.03m (7' x 16'6")

uPVC lean to style conservatory. Tiled floor. Electric under floor heating. Doors to garden.

DINING ROOM 3.10m x 2.69m (10'2" x 8'10")

Double glazed window to rear elevation. Radiator. Wood laminate flooring.

KITCHEN 3.10m x 2.92m (10'2" x 9'7")

Double glazed window to rear elevation. A range of wall and base units with work surfaces. Single drainer stainless steel sink unit. Built in dishwasher and

built in fridge. Hood over Range space Vinyl flooring.

UTILITY ROOM 1.68m x 2.39m (5'6" x 7'10")

Double glazed door and window to rear elevation. Continuation of vinyl flooring

STUDY 3.20m x 2.44m (10'6" x 8')

Double glazed French doors opening onto deck and hot tub area. Tiled floor. Built in cupboards. Vertical radiator.

FIRST FLOOR LANDING

Double glazed window to front elevation. Overstairs cupboard housing gas fired combination boiler.

BEDROOM ONE 2.90m x 3.61m (9'6" x 11'10")

Double glazed window to rear elevation. Radiator.

ENSUITE

Obscure double glazed window to side elevation. Chrome ladder radiator. Suite comprising shower, WC and wash hand basin.

BEDROOM TWO 2.90m x 3.45m (9'6" x 11'4")

Double glazed window to rear elevation. Radiator. Mirrored wardrobes.

BEDROOM THREE 3.07m x 2.08m (10'1" x 6'10")

Double glazed window to rear elevation. Radiator. Mirrored wardrobes.

BEDROOM FOUR 2.01m x 2.44m (6'7" x 8')

Double glazed window to front elevation. Radiator. Access to loft space via drop down ladder.

BATHROOM

Obscure double glazed window to front elevation. Chrome ladder style radiator. Suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled walls.

OUTSIDE

FRONT GARDEN

Open plan and block paved off road parking for three cars side by side. Covered porchway giving access to entrance door and side garden.

DETACHED DOUBLE GARAGE

Twin up and over doors. Power and light connected. Courtesy door to side elevation.

REAR GARDEN

Raised paved patio adjacent to conservatory. Laid to lawn and borders. Seating area. Timber decked area to side with hot tub and access to front with two storage sheds. Further paved seating area from which to enjoy the garden.

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 D

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 – Central Heating, Gas Central Heating, Gas Heating

Parking – Parking, Off-street, Driveway, Garage, Double 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

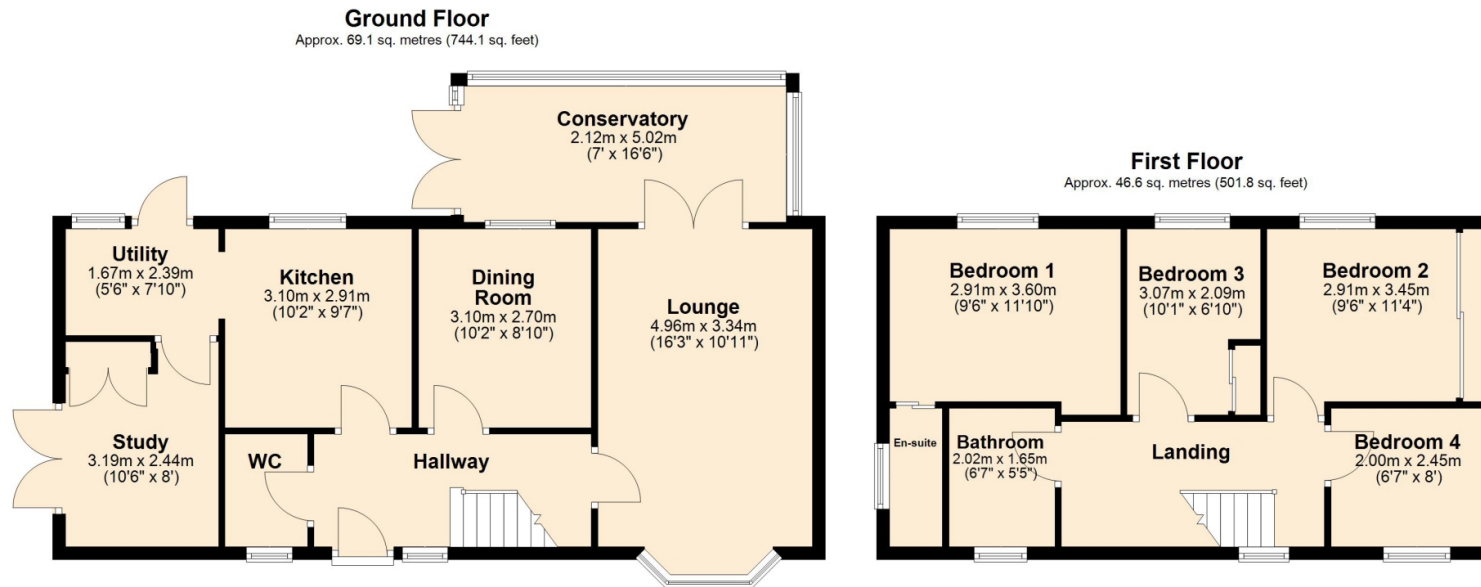
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves

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



Total area: approx. 115.7 sq. metres (1245.9 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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