



www.jacksongrundy.com

Vicarage Farm Drive, Blackthorn, NN3 8BT

£345,000 Detached

3 2 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Jackson Grundy are pleased to bring to the market this recently built stylish three bedroom detached family home situated close to great road links and local amenities.

Features & Utilities

- ✓ Recently Built
- ✓ Large Plot
- ✓ En-Suite To Bedroom One
- ✓ Off Road Parking For At Least Four Cars
- ✓ Pitched Roof, Kitchen/Dining Room
- ✓ Excellent Family Home

Property Overview

Jackson Grundy are pleased to bring to the market this recently built stylish three bedroom detached family home situated close to great road links and local amenities. The accommodation comprises entrance hall, WC, lounge with bay window and media wall and open plan kitchen/dining room with pitched roof, utility cupboard and fitted five ring gas hob, double electric oven, fridge/freezer and washing machine. The first floor has three bedrooms, en-suite to bedroom one and a family bathroom. The rear has an enclosed garden and to the front is a large driveway providing off road parking for five cars leading to garage. The property would make an excellent family home. Please call today to arrange an internal inspection. EPC Rating: B. Council Tax Band: D

ENTRANCE HALL

Entered via double glazed frosted door. Staircase rising to first floor landing. Radiator. Thermostat. Alarm panel.

WC 1.24m x 0.71m (4'1 x 2'4)

Frosted uPVC double glazed window to front elevation. Radiator. Low level WC and wash hand basin. Tiling to splash back areas.

LOUNGE 4.44m x 4.06m (14'7 x 13'4)

uPVC double glazed window to front elevation. uPVC double glazed bay window to side elevation. Media wall. Electric feature fireplace. Radiator.

KITCHEN/DINING ROOM 3.56m x 5.26m (11'8 x 17'3)

uPVC double glazed French doors and windows to rear elevation. Three Velux windows. Wall and base units. Roll top work surfaces. Five ring gas hob, extractor and double oven. Fitted fridge/freezer and dishwasher. Stainless steel sink and drainer with mixer tap. Radiator. Double utility cupboard with space for washing machine and tumble dryer. Spotlights.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Radiator. Storage cupboard. Loft access.

BEDROOM ONE 4.72m x 2.77m (15'6 x 9'1)

uPVC double glazed window to front elevation. Radiator.

EN-SUITE 2.24m x 1.65m (7'4 x 5'5)

Frosted uPVC double glazed window to rear elevation. Central heated towel rail. Suite comprising low level WC, wash hand basin with cupboard under and shower cubicle. Tiling to splash back areas.

BEDROOM TWO 3.10m x 3.02m (10'2 x 9'11)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobe with sliding doors.

BEDROOM THREE 2.49m x 2.97m (8'2 x 9'9)

Dual aspect uPVC double glazed windows. Radiator. Fitted double wardrobe with sliding doors.

BATHROOM 1.93m x 2.16m (6'4 x 7'1)

Frosted uPVC double glazed window to front elevation. Suite comprising low level WC, wash hand basin and panelled bath with shower over. Tiling to splash back areas. Spotlights. Central heated towel rail.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking for five cars leading to garage.

GARAGE

Up and over door. Power and light. Composite double glazed door to garden.

REAR GARDEN

Patio and lawn area. Panelled fence and brick wall boundary. Water tap.

MATERIAL INFORMATION

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

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

Water Supply – Ask Agent

Sewage Supply – Ask Agent

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

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

Solar PV Panels – Ask Agent

EV Car Charge Point – Ask Agent

Primary Heating Type – Ask Agent

Parking – Ask Agent

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

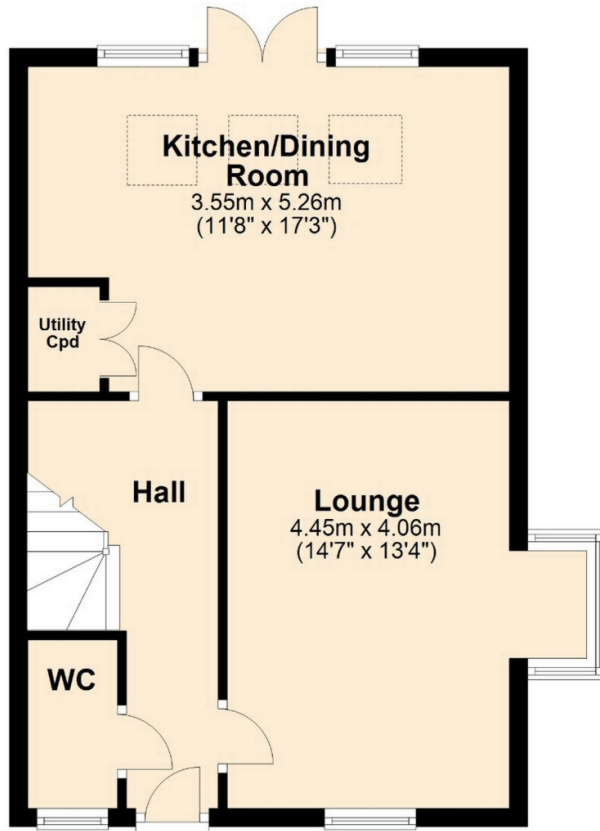
At the time of print, these particulars are awaiting approval from the Vendor(s).

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

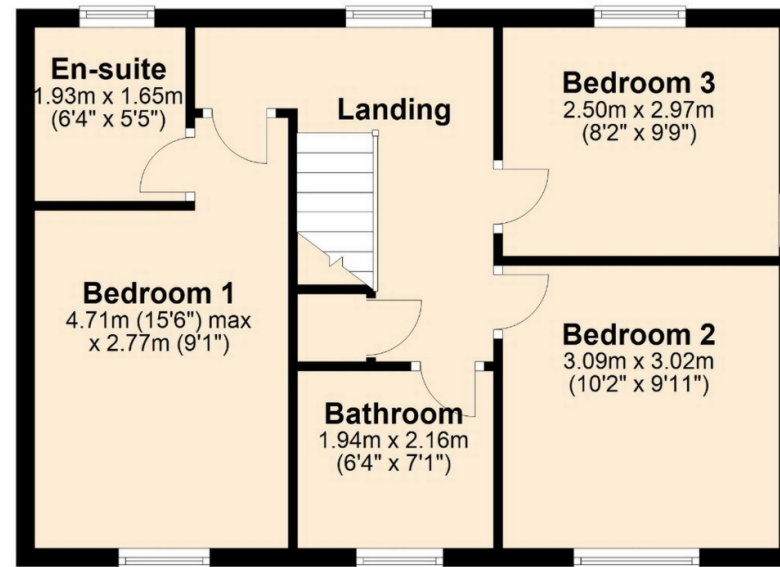
Ground Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



Total area: approx. 89.3 sq. metres (961.1 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

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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