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West Street, Weedon, NN7 4QU

£485,000 Detached

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

****Viewing highly advised**** An immaculately presented four bedroom, detached cottage occupying a generous central village plot with a private enclosed rear garden and off road parking.

Features & Utilities

- ✓ Detached
- ✓ Four Bedrooms
- ✓ Character Property
- ✓ 28ft Swimming Pool
- ✓ Generous Outbuilding
- ✓ Off Road Parking For Multiple Vehicles
- ✓ Desirable Village Location
- ✓ Well Proportioned Throughout
- ✓ En-Suite
- ✓ Beautifully Kept Throughout

Property Overview

****Viewing highly advised****

An immaculately presented four bedroom, detached cottage occupying a generous central village plot with a private enclosed rear garden and off road parking. Located in the heart of Weedon village, this cottage showcases a seamless blend of indoor/ outdoor living with a charming English cottage vibe inside and a touch of the Mediterranean outside, with its 28ft+ swimming pool. The full accommodation comprises; entrance hall, bespoke kitchen, sitting room, dining room, boot room and W.C. The open and expansive landing allows access to all rooms on the first floor; Main bedroom with en-suite, family bathroom and three further bedrooms. Outside to the rear is an insulated outbuilding with power, currently being used as a gym, gated courtyard driveway for multiple off road parking and a spectacular rear garden, with various entertainment areas, enclosed with mature shrubs to the perimeter with the swimming pool maintaining a central, prominent position. Viewing is essential to appreciate this property. EPC Rating: TBC. Council Tax Band: E

HALL

Access via composite door. Limestone flooring. Access into lounge/diner and kitchen. Stairs leading to first floor landing.

KITCHEN/BREAKFAST ROOM 4.75m x 3.31m (15'7" x 10'10")

Dual aspect uPVC double glazed windows to front and rear elevations with bespoke shutters. Limestone flooring. Roll top work surfaces. A range of wall mounted and base level units. Splash back tiling. Radiator. Stable style composite door to rear garden. Integrated freezer, wine chiller, dishwasher, washing machine, fridge, Belling range cooker.

LOUNGE/DINING ROOM 4.69m x 8.91m (15'4" x 29'2")

Lounge Area: Dual aspect uPVC double glazed windows to front and rear elevations with bespoke shutters to front elevation. Two radiator. Open plan to dining area. Inglenook fireplace. Dining Area: Two uPVC double glazed windows to side elevation with bespoke shutters. Radiator. Access to boot room/utility.

BOOT ROOM/UTILITY

Access to WC. Vinyl flooring. Composite single stable door to rear garden.

WC

uPVC double glazed window to rear elevation. Vanity sink unit and low level WC.

FIRST FLOOR LANDING

Two uPVC double glazed windows with bespoke blind to rear elevation. Two storage cupboards. Radiator. Access to:

BEDROOM ONE 3.41m x 4.66m (11'2" x 15'3")

uPVC double glazed window to front elevation with bespoke blind. Radiator. Electric fire place. Access to loft. Built in wardrobe. Door to en-suite.

EN-SUITE 1.71m x 3.56m (5'7" x 11'8")

uPVC obscure double glazed window to rear elevation. Radiator. Laminate flooring. Roll top freestanding bath , pedestal Victorian style sink and low level WC.

BEDROOM TWO 2.54m x 2.55m (8'4" x 8'4")

uPVC double glazed window with bespoke blind to front elevation. Radiator.

BEDROOM THREE 2.54m x 4.35m (8'4" x 14'3")

uPVC double glazed window to front elevation with bespoke blind. Radiator.

BEDROOM FOUR 2.58m x 2.33m (8'5" x 7'7")

uPVC double glazed window to side elevation with bespoke blind. Radiator.

BATHROOM

Chrome heated towel rail. uPVC double glazed obscure window to rear elevation. Vanity sink unit, low level WC and walk in double shower cubicle. Tiling to splash areas. Vinyl flooring.

OUTSIDE

REAR GARDEN

Large patio entertainment space spanning the width of property. Steps rising to 28ft pool with control centre inside storage shed. Further steps to more patio entertainment space. Garden enclosed with low level wall, wooden fence panels and mature shrubs. Side access to driveway and outbuilding.

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 E

EPC Rating – Ask Agent

Electricity Supply – Mains

Gas Supply – Mains

Water Supply – Mains

Sewerage Supply – Mains

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Gas Central Heating

Parking – Allocated

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – No flood defences

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – No restrictions, No private right of way, No Public right of way

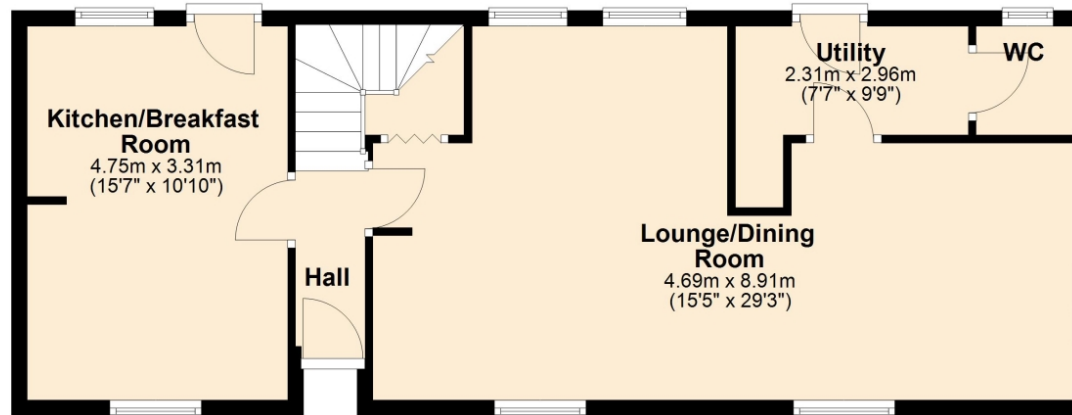
Rights and Easements – Ask Agent

AGENTS NOTES

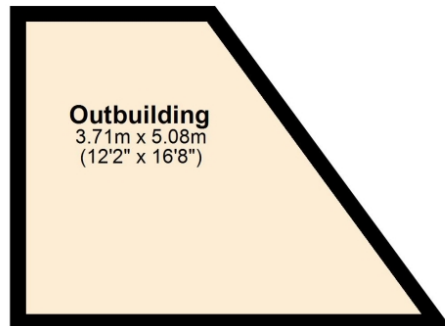
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser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

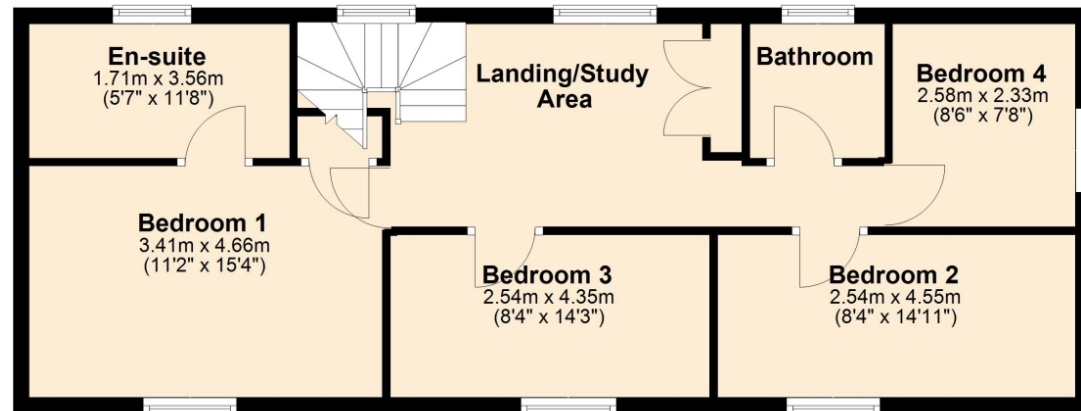
Ground Floor



Outside



First Floor



Total area: approx. 142.3 sq. metres (1531.3 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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