

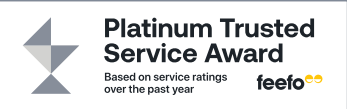


www.jacksongrundy.com

# Rowlandson Close, Weston Favell, Northampton, Northamptonshire, NN3 3PB

£880,000 Detached

5 Beds 5 Bathrooms 3 Car Spaces



Department: Sales

Tenure: Freehold







## Property Summary

Located within one of Northampton's most desired areas you can find this expansive and beautifully presented family home which has been heavily improved by the current owners.

## Features & Utilities

- ✓ Highly Desirable
- ✓ Extended Family Home
- ✓ Large Kitchen / Dining / Family Room
- ✓ Five Bedrooms
- ✓ Two En-Suites
- ✓ Landscaped Gardens



# Property Overview

Located within one of Northampton's most desired areas you can find this expansive and beautifully presented family home which has been heavily improved by the current owners. To name just a few of its improvements there is a now a large kitchen / dining / family room with fitted oak units, granite worktops sky lanterns and log burner, annex with en suite which is currently being used as a games room, large master bedroom with dressing room and en suite shower room and a large landscaped rear garden with full width patio creating great entertaining space.

In brief the accommodation comprises, entrance hall, WC, study, kitchen / dining / family room, utility, living room, annex / games room and en-suite. First floor landing, principal bedroom with dressing room and en-suite, bedroom two with en-suite, a further three double bedrooms and a family bathroom.

Outside to the front is a lawned garden with bedded plants and trees and a large gravel driveway leading toward a store room with electric up and over door. The rear garden is a private and landscaped with a sizeable lawned areas with bedded borders and running straight off the kitchen through large sliding doors is a stupendous patio area running perfect for entertaining.

EPC Rating D. Council Tax Band G.

## ENTRANCE HALL

Entrance via obscure double glazed composite door. uPVC obscure double glazed window to front elevation. Radiator. Oak herringbone flooring. Cloaks cupboard. Recessed ceiling lights.

## CLOAKROOM 1.27m x 2.54m (4'2 x 8'4)

uPVC obscure double glazed window to front elevation. Heated towel rail. Suite comprising WC and wash hand basin with mixer tap over. Tiled splash backs. Tiled flooring. Extractor fan.

## STUDY 2.79m x 3.12m (9'2 x 10'3)

uPVC double glazed window to front elevation. Fitted desk area with drawers and cupboards with wooden work tops over.

## KITCHEN / DINING / FAMILY ROOM 5.54m x 10.82m (18'2 x 35'6)

uPVC double glazed window to rear elevation. Two double glazed sky lanterns. Radiators. Fitted with a range of wall, base and drawer units with granite work surfaces over. Built in appliances to include fridge, two ovens, induction hob with extractor hood over, microwave, plate warmer and dishwasher.

Space and plumbing for fridge / freezer. Underslung stainless steel sink and drainer unit with mixer tap and Quooker tap over. Recessed ceiling spotlights. Multi burning log burner with stone cladding to one wall and gloss hearth. Television aerial point. Telephone point. Glazed French doors to sitting room. Bar area with base units and granite work surfaces and wine cooler.

#### **SITTING ROOM 5.05m x 3.96m (16'7 x 13'0)**

uPVC double glazed window to front elevation. Two radiators. Television aerial point. Telephone point.

#### **UTILITY ROOM 2.34m x 2.62m (6'20 x 8'7)**

uPVC double glazed window to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with granite work surfaces over.

#### **GAMES ROOM / ANNEX 3.58m x 5.28m (11'9 x 17'4)**

uPVC double glazed window to side elevation. Recessed ceiling lights. Wood effect flooring. Television aerial point. Telephone point. Boiler. Oak door to shower room. uPVC double glazed door to rear garden.

#### **SHOWER ROOM 1.93m x 1.73m (6'4 x 5'8)**

Heated towel rail. Suite comprising WC, shower cubicle and wash hand basin with mixer tap over and storage cupboard below. Wood effect flooring. Extractor fan.

#### **FIRST FLOOR LANDING**

Radiator. Access to loft space. Airing cupboard.

#### **PRINCIPAL BEDROOM 4.39m x 5.31m (14'5 x 17'5)**

uPVC double glazed windows to front elevation. Two radiators. Oak flooring. Recessed ceiling lights. Television aerial point. Telephone point. Doors to dressing room and en-suite.

#### **DRESSING ROOM 2.64m x 2.26m (8'8 x 7'5)**

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes. Oak flooring.

#### **EN-SUITE 2.62m x 2.87m (8'7 x 9'5)**



uPVC double glazed window to rear elevation. Heated towel rail. Suite comprising walk in shower, freestanding bath, dual flush WC and twin wash hand basins with cupboard below. Tiled splash backs. Tiled flooring with underfloor heating. Recessed ceiling spotlights. Extractor fan.

#### **BEDROOM TWO 4.17m x 5.26m (13'8 x 17'3)**

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes. Oak flooring. Television aerial point. Telephone point. Oak door to:

#### **EN-SUITE 2.01m x 2.16m (6'7 x 7'1)**

uPVC double glazed window to front elevation. Heated towel rail. Suite comprising shower cubicle, dual flush WC and wash hand basin with mixer tap over and cupboard below. Wood flooring. Recessed ceiling lights. Extractor fan.

#### **BEDROOM THREE 4.42m x 3.96m (9'6 x 13'0)**

uPVC double window to rear elevation. Radiator. Fitted wardrobes. Oak flooring. Television aerial point. Telephone point.

#### **BEDROOM FOUR 3.15m x 3.15m (10'4 x 10'4)**

uPVC double glazed window to rear elevation. Radiator. Oak flooring. Television aerial point. Telephone point. Doors to eaves storage.

#### **BEDROOM FIVE 2.21m x 3.56m (7'3 x 11'8)**

uPVC double glazed window to front elevation. Radiator. Oak flooring. Television aerial point. Telephone point.

#### **BATHROOM 2.08m x 2.92m (6'10 x 9'7)**

uPVC obscure double glazed window to rear elevation. Heated towel rail. Suite comprising panelled bath with mixer tap and shower over, dual flush WC and wall mounted wash hand basin with mixer tap over and cupboard below. Recessed ceiling lights. Extractor fan.

### **OUTSIDE**

#### **FRONT GARDEN**

Mainly laid to lawn with bedded area housing shrubs and plants. Two established trees, large gravel driveway providing ample off road parking leading towards the store with electric up and over door. Gated access to either side of the property.

#### **REAR GARDEN**

A private and landscaped rear garden which is mainly laid to lawn with a large paved patio area directly off the kitchen / dining / family room with BBQ

area. Paving continues to the side of the property. To the edges of the garden are bedded borders housing a wide variety of plants, shrubs and established trees. Outside water tap and power point. Enclosed by timber fencing and stone walling.

### AGENTS NOTES

We are advised the stone wall to the rear of the garden is listed and two lime trees have tree preservation orders. This information would need to be verified by your chosen legal representative.

### MATERIAL INFORMATION

Electricity Supply â Ask Agent

Gas Supply â Ask Agent

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

Water Supply â Ask Agent

Sewage Supply â Ask Agent

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

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

Solar PV Panels â Ask Agent

EV Car Charge Point â Ask Agent

Primary Heating Type â Ask Agent

Parking â Ask Agent

Accessibility â Ask Agent

Right of Way â Ask Agent

Restrictions â Ask Agent

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

Property Construction â Ask Agent

Outstanding Building Work/Approvals â Ask Agent

### DRAFT DETAILS

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

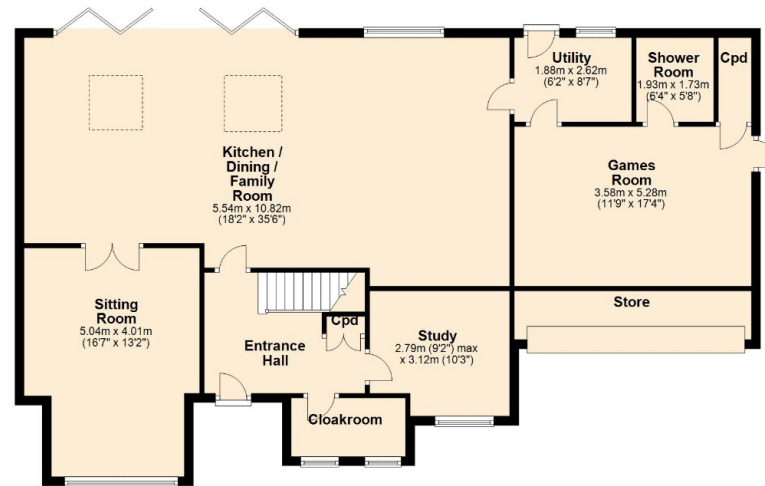
#### AGENTS NOTES

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

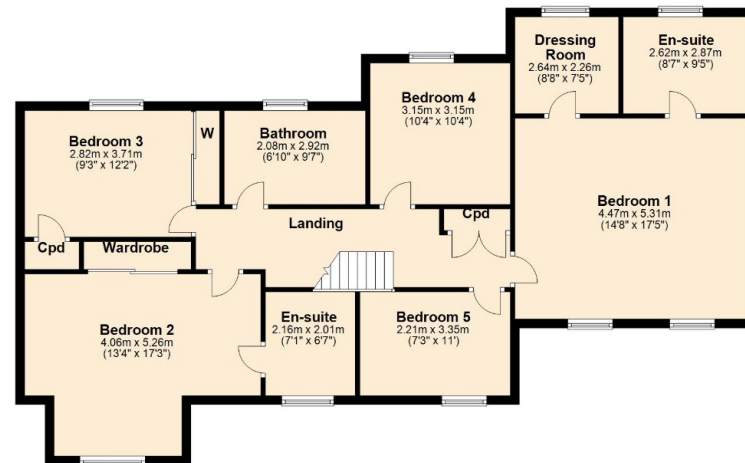
## Ground Floor

Approx. 136.1 sq. metres (1465.4 sq. feet)



## First Floor

Approx. 109.5 sq. metres (1178.8 sq. feet)



Total area: approx. 245.7 sq. metres (2644.3 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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