

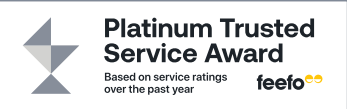


www.jacksongrundy.com

Gurston Rise, Rectory Farm, Northampton, Northamptonshire, NN3 5HY

£550,000 Detached Bungalow

4 2 2



Department: Sales

Tenure: Freehold





Property Summary

Located within the quiet cul-de-sac of Gurston Rise, where property rarely becomes available is this established four bedroom detached bungalow.

Features & Utilities

- ✓ Detached Bungalow
- ✓ Excellently Presented
- ✓ Refitted En-Suite
- ✓ Large Block Paved Driveway
- ✓ Double Garage With Electric Door
- ✓ Cul-De-Sac Location



Property Overview

Located within the quiet cul-de-sac of Gurston Rise, where property rarely becomes available is this established four bedroom detached bungalow. The property boasts ample living space, four double bedrooms, fitted wardrobes, refitted en-suite, wrap around garden, off road parking, EV charging point and a double garage. Additional benefits include gas central heating, an abundance of local amenities and good road links.

In brief the accommodation comprises entrance hall, WC, kitchen / breakfast room, utility, sitting room and dining room. Bedroom with en-suite, three further double bedrooms and five piece family bathroom.

Outside to the front is a long block paved driveway providing off road parking for numerous cars with EV charging point, double garage with electric door and lawned areas with bedded borders. To the rear is a manicured wrap around garden mainly laid to lawn with two patio areas and bedded borders housing a variety of mature plants, shrubs and trees. EPC Rating E. Council Tax Band F.

ENTRANCE HALL

Entrance via timber framed obscure glazed door. Radiator. Radon ventilation system with heat support to loft area. Airing cupboard housing water tank.

KITCHEN / BREAKFAST ROOM 5.99m max x 5.08m max (19'8 max x 16'8 max)

Window to side elevation. Radiator. Fitted with a range of wall, base and drawer units with worksurfaces over. Under unit lighting. Stainless steel two and a half bowl sink and drainer unit with mixer tap over. Built in four ring induction hob with extractor hood over. Built in electric double oven. Pantry cupboard. Tiled splash backs. Ceiling spotlights. Space for fridge / freezer.

UTILITY ROOM 2.72m x 1.85m (8'11 x 6'1)

Obscure glazed door to side elevation. Fitted with wall and base units with work surfaces over. Stainless steel sink unit with mixer tap over. Tiled splash backs. Worcester boiler.

DINING ROOM 4.24m x 3.84m (13'11 x 12'7)

Timber framed double glazed sliding patio doors to rear elevation. Radiator. Coving. Double doors to sitting room.

SITTING ROOM 5.51m x 4.78m (18'1 x 15'8)

Timber framed double glazed window to rear elevation. Timber framed double glazed sliding patio doors to rear elevation. Two radiators. Paragon remote controlled gas fire. Coving.

BEDROOM ONE 4.01m x 3.61m (13'2 x 11'10)

Timber framed bay window to front elevation. Radiator. Fitted wardrobes with sliding mirrored doors.

EN-SUITE

Timber framed obscure glazed window to front elevation. Radiator. Electric towel rail. Suite comprising double shower cubicle with Aqualisa shower over, low level WC and wash hand basin with mixer tap over and storage below. Wall mounted cupboards. Mirror with electric light and shaver point. Extractor fan. Tiling to half wall height and splash back areas.

BEDROOM TWO 3.61m x 3.61m (11'10 x 11'10)

Timber framed window to rear elevation. Radiator. Built in double wardrobe.

BEDROOM THREE 3.94m x 2.95m (12'11 x 9'8)

Timber framed double glazed window to rear elevation. Radiator. Fitted double wardrobe.

BEDROOM FOUR 2.74m x 2.62m (9'0 x 8'7)

Timber framed double glazed window to rear elevation. Radiator.

BATHROOM

Timber framed double glazed window to side elevation. Radiator. Five piece suite comprising shower cubicle, panelled bath, pedestal wash hand basin, bidet and low level WC. Tiled splash backs. Electric shaver point. Ceiling spotlights.

SEPARATE WC

Timber framed obscure glazed window to rear elevation. Radiator. Suite comprising low level WC and pedestal wash hand basin. Tiling to half wall height.

OUTSIDE

FRONT GARDEN

Block paved driveway providing off road parking leading to the double garage. Electric Rolec EV charge point.

DOUBLE GARAGE 5.18m x 5.05m (17'0 x 16'7)

Electric Crocodile roller door. Timber framed double glazed window to side elevation. Door to rear garden. Electric fuse box. Power and light connected.

REAR GARDEN

Patio area. Paved pathways to the rear and side of the property. Brick built retaining wall with steps leading to the lawned area. Rear patio area. Flower and shrub borders. Shingled side garden. Gated side access.

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. 158.5 sq. metres (1706.3 sq. feet)



Total area: approx. 158.5 sq. metres (1706.3 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.

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