



2 Gurston Rise, Rectory Farm, Northampton, NN3 5HY
£500,000 Freehold

Offered for sale with no onward chain is this brilliant four bedroom detached family home which is located on a hugely popular cul-de-sac within Rectory Farm where property rarely becomes available. The property boasts a large driveway, double garage, four double bedrooms, large living reception rooms and a private garden. In brief the accommodation comprises entrance hall, WC, lounge, dining room, kitchen and utility. First floor landing, bedroom one with en-suite, three additional double bedrooms and a family bathroom. Outside to the front is a lawned garden with gravel driveway that leads toward a double garage. The rear garden has been landscaped with a large patio area which steps down onto a well proportioned lawned area with bedded borders. Please contact Jackson Grundy to arrange your viewing. EPC Rating: D. Council Tax Band: F

No Onward Chain | Rarely Available | Large Family Home | Fantastic Location | En-Suite To Bedroom One | Double Garage

modern marketing · traditional values

ENTRANCE HALL

Entered via obscure door. Storage cupboards. Staircase rising to first floor landing with storage cupboard under. Doors to:

WC

Wood effect uPVC double glazed window to front elevation. Radiator. Suite comprising dual flush WC and wash hand basin. Tiling to splash back areas. Wood effect vinyl flooring.

LOUNGE 6.07m x 3.99m (19'11 x 13'1)

Wood effect uPVC double glazed window to front elevation. Double glazed sliding patio doors to rear garden. Gas fireplace with brick surround, hearth and mantel. Two radiators. Television point. Telephone point.

DINING ROOM 3.15m x 3.84m (10'4 x 12'7)

Wood effect uPVC double glazed window to rear elevation. Radiator.

KITCHEN 4.60m x 3.07m (15'1 x 10'1)

Wood effect uPVC double glazed windows to rear and side elevations. Radiator. Wall and base units with roll top work surfaces over. One and a half bowl sink and drainer. Space for freestanding cooker with hood over and fridge/freezer. Tiling to splash back areas. Tiled floor. Door to:

UTILITY ROOM 1.93m x 2.11m (6'4 x 6'11)

Wood effect uPVC double glazed window to front elevation. Wall and base units with roll top work surfaces over. Single bowl stainless steel sink and drainer with mixer tap. Space and plumbing for white goods. Tiling to splash back areas. Tiled flooring. Double glazed door to rear garden.

FIRST FLOOR LANDING

Wood effect uPVC double glazed window to front elevation. Radiator. Access to loft space. Airing cupboard.

BEDROOM ONE 4.14m x 3.76m (13'7 x 12'4)

Wood effect uPVC double glazed window to rear elevation. Radiator. Fitted mirrored wardrobes. Door to:

EN-SUITE

Wood effect obscure uPVC double glazed window to front elevation. Heated towel rail. Four piece suite comprising dual flush WC, bidet, wall mounted wash hand basin with mixer tap over and storage under and shower. Wood effect laminate flooring. Extractor fan. Tiling to splash back areas.

BEDROOM TWO 3.15m x 3.99m (10'4 x 13'1)

Wood effect uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

BEDROOM THREE 2.92m x 2.97m (9'7 x 9'9)

Wood effect uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

BEDROOM FOUR 3.15m x 2.49m (10'4 x 8'2)

Wood effect uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes.

BATHROOM

Wood effect obscure uPVC double glazed window to front elevation. Radiator. Three piece suite comprising panelled bath with shower over, dual flush WC and wall mounted wash hand basin with mixer tap over and storage cupboard below. Tiling to splash back areas. Wood effect laminate flooring.

OUTSIDE

FRONT GARDEN

Gravelled driveway providing parking for four cars. Path to front door. Lawn area.

DOUBLE GARAGE

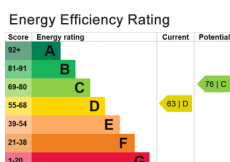
Two up and over doors. Door to garden. Timber framed window to rear elevation. Pitched roof with eaves storage.

REAR GARDEN

Two patio area. Lawn and shrub borders. Enclosed by brick wall and fencing. Access to garage.

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.

2 Gurston Rise, Rectory Farm, Northampton NN3 5HY
£500,000 Freehold



Total area: approx. 139.0 sq. metres (1495.8 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

2 Gurston Rise, Rectory Farm, Northampton NN3 5HY
£500,000 Freehold

