



3 Cobbold Close, Earls Barton, Northampton, NN6 0JA
£525,000 Freehold

Jackson Grundy are pleased to bring to the market this excellently presented, recently built four bedroom detached family home, situated off a private driveway overlooking Earls Barton cricket field. The property has a spacious living area and four double bedrooms making it an excellent family home. In brief the accommodation comprises entrance hall, study, lounge, dining room, kitchen/dining room, utility room. To the first floor is a spacious gallery landing, four bedrooms, bedroom one benefitting from a four piece en-suite and a four piece family bathroom. The rear has an enclosed garden with patio area and the front has off road parking leading to garage. Early viewings are highly recommended, please call today to arrange an internal inspection. EPC Rating: B. Council Tax Band: E

Four Bedroom Bedrooms | Overlooking Cricket Pitch | Four Piece En-Suite | Stunning Interior
| Gallery Landing | Village Location

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. uPVC double glazed window to front elevation. Radiator. Storage under stairs. Doors to:

WC

Suite comprising low level WC and pedestal wash hand basin. Radiator. Tiling to splash back areas. Extractor.

LOUNGE 4.88m x 3.66m (16'0 x 12'0)

Two uPVC double glazed windows to front elevation. Two radiators.

DINING ROOM 3.05m x 3.05m (10'0 x 10'0)

uPVC double glazed French doors to rear elevation. Radiator.

STUDY 2.90m x 3.05m (9'6 x 10'0)

uPVC double glazed window to front. Radiator.

KITCHEN/BREAKFAST ROOM 3.96m x 6.10m (13'0 x 20'0)

uPVC double glazed French doors to rear elevation. uPVC double glazed window to rear elevation. Wall and base units with work surfaces over. Stainless steel sink and drainer. Six ring gas hob, double electric oven and extractor. Fitted fridge/freezer and dishwasher. Spotlights.

UTILITY

Base and wall units. Double glazed composite door to driveway.

FIRST FLOOR LANDING

Access to loft space. Radiator. uPVC double glazed window to front elevation. Airing cupboard housing tank and shelving.

BEDROOM ONE 4.24m x 4.14m (13'11 x 13'7)

Two uPVC double glazed window to rear elevation. Radiator. Four built in cupboards. Thermostat.

EN-SUITE

Frosted uPVC double glazed window to rear elevation. Suite comprising low level WC, pedestal wash hand basin, bath with mixer tap and double shower. Tiling to splash back areas. Shaver point. Extractor. Central heated towel rail. Spotlights.

BEDROOM TWO 3.81m x 3.63m (12'6 x 11'11)

Two uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 3.63m x 3.63m (11'11 x 11'11)

Two uPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 3.66m x 2.44m (12'0 x 8'0)

Two uPVC double glazed window to front elevation. Radiator.

BATHROOM

Frosted uPVC double glazed window to side elevation. Central heated towel rail. Suite comprising low level WC, pedestal wash hand basin with mixer tap, bath and shower cubicle. Extractor fan. Tiling to half height.

OUTSIDE

FRONT GARDEN

Iron gated access with lawn and shrub borders. Tarmac driveway leading to garage.

GARAGE

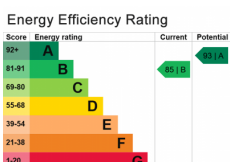
Up and over door. Pitched roof. Power and light.

REAR GARDEN

Front and rear patio area. Lawn with shrub and flower bed borders. Power and light.

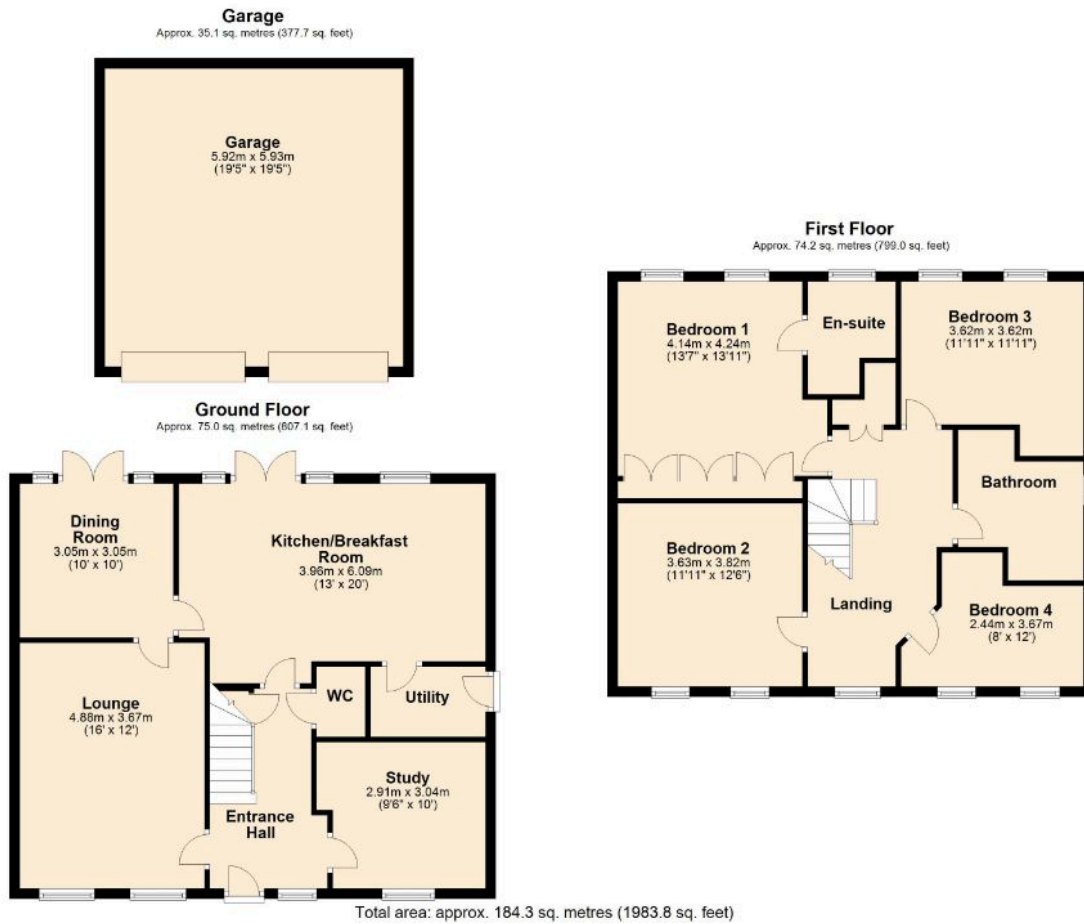
DRAFT DETAILS

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.

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LOCAL AREA INFORMATION

Famous most recently for inspiring the 2005 film 'Kinky Boots', Earls Barton also has one of the most famous remaining examples of a Saxon tower adjoining the village's All Saints church. Located in Eastern Northamptonshire, this village is situated between Northampton and Wellingborough, 8 miles and 5 miles away respectively. The main access roads into the village are the A45 ring road and A4500 Wellingborough Road, the former of which also provides nearby access to the A14 and M1 motorways. Services in the village are plentiful to include grocery shops, GP surgeries, chemist, butcher, take away foods, car repairers, library and public houses. The village also boasts its own primary schooling feeding nearby Wollaston school, and offers an active social life with several societies, a community magazine and annual Carnival, Steam and Country Rally and Firework events.

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