

27 Berrydale, Berrydale, Northampton, NN3 5EQ
£390,000 Freehold

Jackson Grundy are pleased to be the chosen agent to bring to the market this rarely available extended four bedroom detached family home with detached double garage, situated in the ever popular Berrydale estate. The accommodation comprises entrance hall, WC, lounge, kitchen/dining room, utility and study. To the first floor are four double bedrooms with en-suite to master and family bathroom. The rear has a well maintained garden and the front has off road parking for at least four cars. This would make an excellent family home and is a must see, please call today to arrange and internal inspection. EPC Rating: C. Council Tax Band: E

**Rarely Available | Double Garage | Excellent Family Home | Full Of Potential | Downstairs WC
| Parking For At Least Four Cars**

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Meter cupboard. Cloaks cupboard. Staircase rising to first floor landing. Radiator. Tiled floor.

WC

Frosted uPVC double glazed window to front elevation. Low level WC and wash hand basin. Tiled floor to ceiling.

KITCHEN 2.44m x 5.77m (8'0 x 18'11)

Two uPVC double glazed windows to rear elevation. Wall and base units. Roll top work surfaces. Stainless steel sink. Four ring electric hob, extractor over and oven/grill. Breakfast bar. Tiled floor. Tiling to splash back areas. Space for white goods.

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

uPVC double glazed window to front elevation. Radiator. Storage cupboard. Coving. Thermostat.

UTILITY ROOM 2.13m x 3.05m (7'0 x 10'0)

uPVC double glazed window and door to rear elevation. Wall and base units with roll top work surfaces over. Stainless steel sink and drainer. Radiator. Space for white goods. Tiled floor. Access to loft space.

STUDY 3.66m x 3.02m (12'0 x 9'11)

Dual aspect uPVC double glazed windows. Base units with roll top work surfaces. Radiator.

LOUNGE 5.79m x 3.35m (19'0 x 11'0)

Sliding uPVC double glazed door to rear elevation. uPVC double glazed window to front elevation. Wooden flooring. Two radiators. Coving. Wood burner. Brick built surround.

FIRST FLOOR LANDING

uPVC double glazed window to rear elevation. Access to loft space. Airing cupboard housing lagged tank.

BEDROOM ONE 2.74m x 3.35m (9'0 x 11'0)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes and drawers.

EN-SUITE

Frosted uPVC double glazed window to front elevation. Radiator. Low level WC, pedestal wash hand basin with mixer tap and shower cubicle with electric shower. Tiling to splash back areas.

BEDROOM TWO 3.33m x 4.11m (10'11 x 13'6)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 2.44m x 3.05m (8'0 x 10'0)

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

BEDROOM FOUR 2.54m x 2.24m (8'4 x 7'4)

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Frosted uPVC double glazed window to front elevation. Radiator. Low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiling to splash back areas. Electric shaver point.

OUTSIDE

FRONT GARDEN

Block paved driveway. Lawn. Block paved path to rear garden.

DOUBLE GARAGE

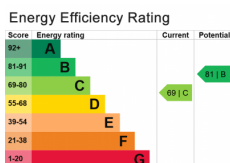
Two up and overs doors. Power and light. Pitched roof with storage.

REAR GARDEN

Two patio areas. Lawn. Flower beds and shrub borders. Raised flower beds. Shed. Panelled fence surround. Water tap.

DRAFT DETAILS

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

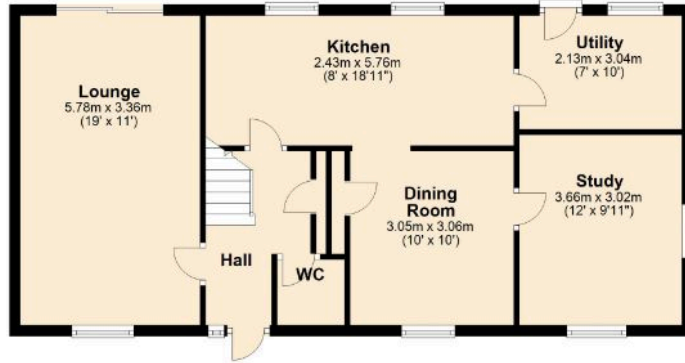


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Ground Floor

Approx. 71.1 sq. metres (785.8 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)



Total area: approx. 124.4 sq. metres (1338.8 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).

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