



2 Quakers Close, Bugbrooke, Northampton, NN7 3NZ
£470,000 Freehold

A rarely available three bedroom detached bungalow with double garage in this popular cul-de-sac location within Bugbrooke. Consisting of entrance hall, bay fronted lounge, separate dining room, kitchen/breakfast room, three bedrooms with the main benefiting from an en-suite shower room, there is also a bathroom. The property further benefits from double garage, ample parking, gas central heating and is offered with no onward chain. EPC Rating D. Council Tax Band E.

No Chain | Three Bedroom Detached | Double Garage | En-Suite | Popular Cul-De-Sac In Desirable Village | Kitchen / Breakfast Room & Separate Dining

modern marketing · traditional values

ENTRANCE PORCH 1.57m x 1.19m (5'2 x 3'11)

Entrance via double glazed door. Fitted door mat.
Wooden door to:

HALL

Radiator. Coving. Boarded loft space with light via
pull down loft ladder. Double doors to lounge.
Doors to connecting rooms.

LOUNGE 3.63m x 4.80m (11'11 x 15'9)

uPVC double glazed bay window to front elevation.
Two radiators. Gas fireplace with surround. Doors
to dining room.

**DINING ROOM 4.42m max x 2.97m (14'6 max x
9'9)**

Wooden double glazed window to garden.
Radiator. Coving. Door to:

**KITCHEN / BREAKFAST ROOM 4.42m x 3.30m
(14'6 x 10'10)**

Double glazed window to rear elevation. Fitted with
a range of wall, base and drawer units with work
surfaces over. One and a half bowl stainless steel
sink and drainer unit with mixer tap over. Built in
hob with extractor hood over, Neff oven,
microwave and grill. Integrated dishwasher and
fridge. Spotlights. Tiled splash backs. Door to
conservatory.

**CONSERVATORY ONE 1.91m x 4.14m (6'3 x
13'7)**

Brick construction with uPVC double glazed
windows and double doors to rear elevation.
Currently used as a utility room. Plumbing for
washing machine and tumble dryer. Door to
second conservatory.

**CONSERVATORY TWO 2.77m max x 5.08m max
(9'1 max x 16'8 max)**

Low level brick wall. Door to garage.

BEDROOM ONE 3.48m x 3.35m (11'5 x 11'0)

Double glazed window to rear elevation. Radiator.
Built in furniture. Door to:

EN-SUITE 1.68m x 1.91m (5'6 x 6'3)

Double glazed window to rear elevation. Suite
comprising wash hand basin set into vanity unit,
shower cubicle with power shower and WC. Lino
flooring. Splash back tiling. Spotlights. Extractor
fan.

BEDROOM TWO 2.67m x 4.47m (8'9 x 14'8)

uPVC double glazed window to front elevation.
Radiator. Coving. Built in furniture.

BEDROOM THREE 2.69m x 2.31m (8'10 x 7'7)

uPVC double glazed window to front elevation.
Radiator. Built in up and over wardrobes. Coving.

BATHROOM 2.36m x 1.93m (7'9 x 6'4)

Double glazed window to rear elevation. Heated
towel rail. Suite comprising panelled bath, WC and
wash hand basin set into vanity unit. Spotlights.
Extractor fan. Lino flooring. Splash back tiling.

OUTSIDE

FRONT GARDEN

Block paved off road parking for two cars. Path to
front entrance with lawn either side.

GARAGE 4.72m x 5.05m (15'6 x 16'7)

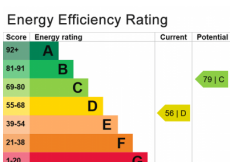
Double electric roller door. Power and light
connected. Storage above.

REAR GARDEN

Enclosed by panelled fencing. Patio. Lawn with
mature trees. Side shed. Summer house. Block
paved patio area. Side access to the front.

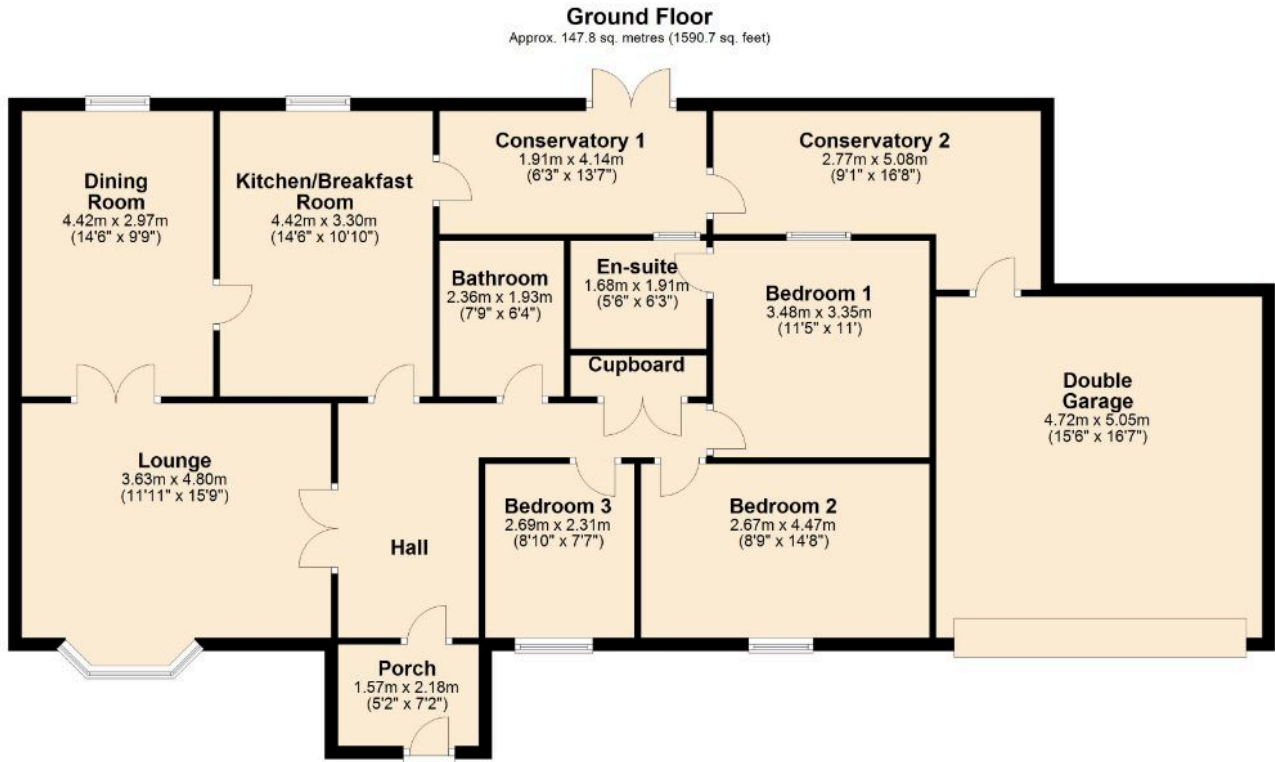
DRAFT DETAILS

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

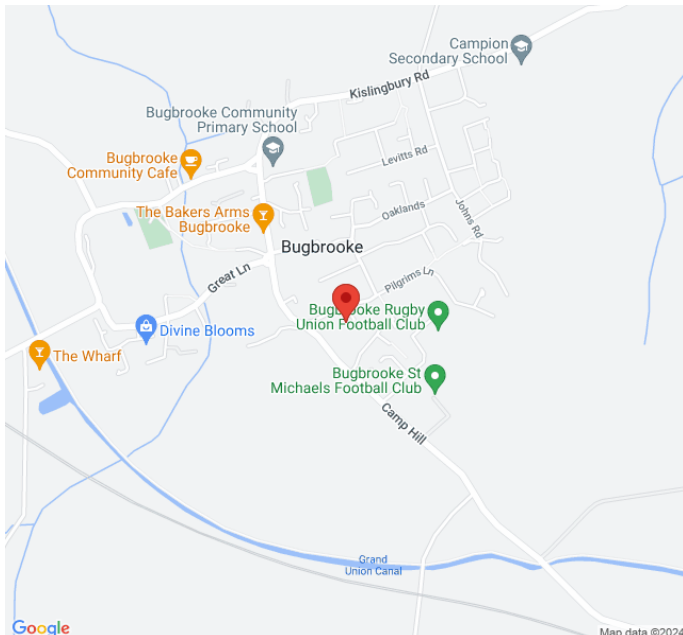


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 147.8 sq. metres (1590.7 sq. feet)



LOCAL AREA INFORMATION

This large and popular village lies approximately 7 miles west of Northampton. Along with the River Nene and Hoarestone Brook, Bugbrooke also sits on the Grand Union Canal and has a small marina for approximately 40 moorings. Twinned with Iteuil in France and Vohl in Germany. The village has seen much expansion over the years but the old part retains many fine buildings and is home to several of the village's amenities including general store, public houses, pet store, hairdresser, small deli / bakery, takeaway, Church community café and Anglican church. Move into the centre of the village and you will find a GP surgery, pharmacy and primary school which feeds into the extremely popular Campion Secondary School on the edge of the village, preschool and children's nursery plus the community centre hosting a range of activities. The village has well established rugby, football, bowls and cricket clubs plus Scouts and Guides groups. Main road links from Bugbrooke are excellent, with the A5 and M1 J16 both less than 3 miles away and the A45 Northampton ring road just over 5 miles away. A regular bus service also runs between Bugbrooke and Northampton where a mainline train station operates to both Birmingham New Street and London Euston.

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