



**3 Garners Way, Harpole, Northampton, NN7 4DN**  
**£365,000 Freehold**

Jackson Grundy are delighted to welcome to the market this well presented and extended four bedroom semi-detached in the highly desirable village of Harpole. Consisting of entrance hall, Lounge/dining room with conservatory off, modern refitted kitchen/breakfast room, w/c, ample storage and potential for office on the ground floor. Upstairs on the first floor there are three bedrooms and a refitted bathroom. The top floor loft conversion has created a superb main suite, with fitted wardrobes. There is also an en-suite shower room. Further benefits include a perfect family garden with entertaining spaces and storage, double glazing and gas central heating. EPC: TBC. Council Tax: C

**Well Presented and Refurbished Throughout | Spacious Four Bedroom Family House | En-suite to Top Floor Main Bedroom | Popular Harpole Location | Off Road Parking | Side Storage**

**modern marketing · traditional values**

#### **PORCH**

uPVC double glazed window and door to side and front elevation. Wood effect flooring.

#### **ENTRANCE HALL**

Radiator. Coving. Stairs to first floor.

#### **LOUNGE/DINING ROOM 6.12m x 3.61m (20'1 x 11'10)**

uPVC double glazed window to front elevation. Two radiators. Wood burning stove with wood mantle piece and slate hearth. Sliding door to conservatory.

#### **CONSERVATORY 2.39m x 2.46m (7'10 x 8'1)**

uPVC double glazed window and door to rear garden. Low level base units. Tiled floor.

#### **KITCHEN/BREAKFAST ROOM 4.11m x 4.11m (13'6 x 13'6)**

uPVC double glazed window to rear elevation. Belfast ceramic sink with mixer tap. Central island with breakfast bar. Five ring gas hob with extractor over. NEFF double oven. Integrated dishwasher and washing machine. Corner pantry with ample wall and base units. Food waste disposal unit on sink. Door to storage.

#### **WC**

Heater. Corner wash hand basin with mixer tap. WC. Tiled splash back. Wood effect flooring.

#### **SIDE STORAGE 4.50m x 2.26m (14'9 x 7'5)**

Timber frame wooden door to front. Door to office.

#### **OFFICE 2.44m x 1.68m (8' x 5'6)**

Window to side elevation. Radiator. Power and lighting. Wood effect flooring.

#### **BAR**

Timber frame. Power and lighting. Heating. Two windows to garden with storage shed.

#### **FIRST FLOOR LANDING**

Double glazed window to front elevation. Built in storage cupboard.

#### **BEDROOM THREE 2.29m x 3.61m (7'6 x 11'10)**

Two uPVC double glazed window to front elevation. Panelled Wall. Radiator. Built in wardrobe. Under stairs study space.

#### **BEDROOM FOUR 2.64m x 2.34m (8'8 x 7'8)**

uPVC double glazed window to side elevation. Radiator.

#### **BEDROOM TWO 2.29m x 3.61m (7'6 x 11'10)**

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe.

#### **BATHROOM**

uPVC double glazed window to rear elevation. Wash hand basin in matt black with mixer tap. WC inset in vanity unit. Large bath in matt black and mixer tap, shower over and screen door. TV set built into bath area. Tiled splash back. Spot lights. Tiled floor.

#### **TOP FLOOR LANDING**

Velux window to front elevation. Storage Cupboard.

#### **BEDROOM ONE 4.37m x 4.50m (14'4 x 14'9)**

Velux window to front elevation. uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Feature panel wall. Air conditioning unit. Spot lights. Door to en-suite.

#### **EN-SUITE 1.42m x 2.51m (4'8 x 8'3)**

uPVC double glazed window to rear elevation. Korian wash hand basin with mixer tap. WC inset in vanity unit. Spacious corner shower cubicle with sliding doors. Rain water style shower head with additional hand held attachment. Heated towel rail. Tiled splash back. Extractor. Wood effect flooring.

#### **OUTSIDE**

#### **FRONT GARDEN**

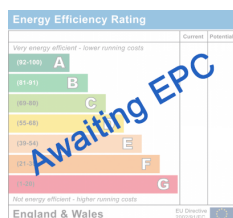
Blocked paved driveway. Wood door to storage. Raised beds with sleepers.

#### **REAR GARDEN**

Enclosed rear garden. Patio. Raised border with bedding plants. Entertainment area with decking. Lawn.

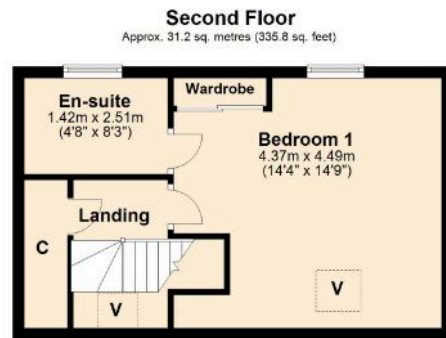
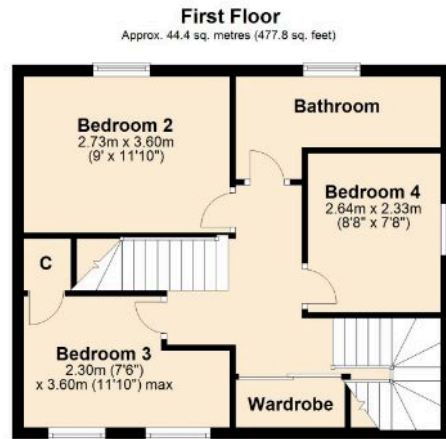
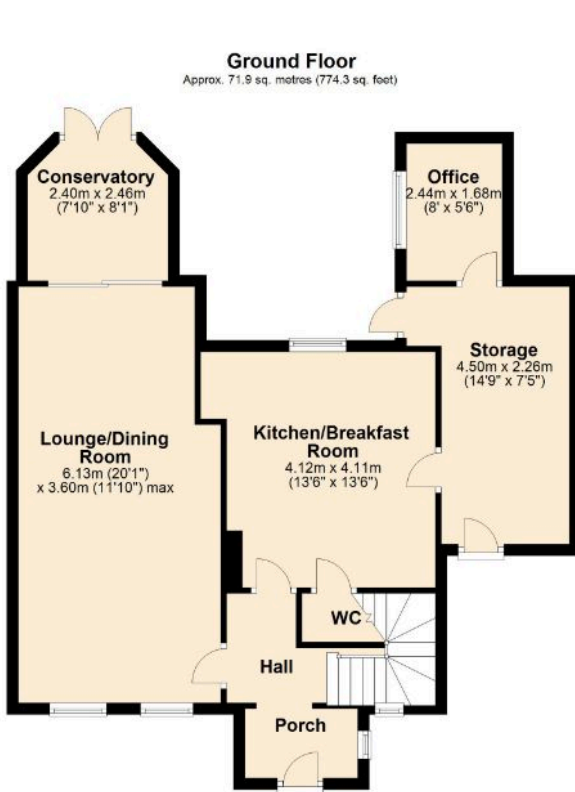
#### **DRAFT DETAILS**

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

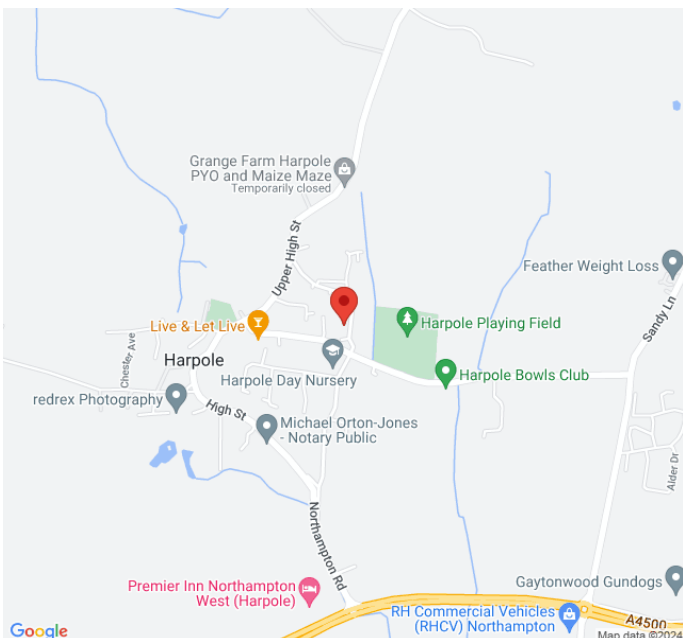


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 147.5 sq. metres (1587.9 sq. feet)



## LOCAL AREA INFORMATION

Harpole is situated some 5 miles west of Northampton, accessed via the A45 Northampton ring road which in turn links to M1 J16 less than 2 miles away. It also boasts good public transport links via a regular bus service to Northampton town centre where a mainline train station operates to both Birmingham New Street and London Euston. Home to many local businesses and services including a village store and public houses, All Saints parish church, Methodist and Baptist chapels, Harpole also has two pre-school facilities and a primary school which feeds into Campion Secondary School, Bugbrooke. In addition, there are several clubs, groups, organisations and sports supported by the community via the playing fields, school and village hall facilities. Harpole is also host to the locally infamous annual scarecrow weekend, held in September, at which residents are invited to display their finest and most humorous creations to raise money for the village.

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