

**41 Bush Hill, The Headlands, Northampton, NN3 2PD**  
**Offers Over £375,000 Freehold**

An extended four bedroom semi detached family home. Situated in ever so popular area of Bush Hill, by Abington Park. The property has been extended to create great entertaining space and bedroom one benefits from an en-suite. The accommodation comprises bay fronted lounge, bay fronted dining room with access to the garden, WC, utility room and an extended kitchen/dining room overlooking the garden. The first floor provides three bedrooms and a refitted bathroom. The second floor has a large dual aspect bedroom with built in wardrobe and an immaculately presented en-suite. The outside area comprises a large landscaped rear garden, garage and front garden with off road parking. Please call 01604 231111. EPC Rating: TBC. Council Tax Band: C

**Four Bedrooms | En-Suite To Bedroom One | Extending Kitchen/Dining Room | Landscaped Rear Garden | Off Road Parking | WC**

modern marketing · traditional values

### ENTRANCE HALL

Wooden door to entrance. Radiator. Stairs rising to first floor. Refurbished floor.

### LOUNGE 4.78m x 3.81m (15'8 x 12'6)

uPVC double glazed window to front elevation. Gas fire with tiled surround.

### KITCHEN/DINING ROOM 5.28m x 4.42m (17'4 x 14'6)

uPVC double glazed window to rear elevation. Exatended kitchen/family room. Individual space for dining table. Velux windows. PVC doors over looking the garden. The kitchen provides wall and base units with work top over. Sink and drainer with mixer tap. Oven. Double oven. Gas hob and extractor. There is also space for a dishwasher.

### DINING ROOM 4.34m x 3.45m (14'3 x 11'4)

Bay front. Door Leading to garden. Log Burner with tiled surround. Room for large dining table.

### BEDROOM FOUR 2.67m x 2.72m (8'9 x 8'11)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 3.68m x 3.48m (12'1 x 11'5)

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

### BEDROOM TWO 5.03m x 3.48m (16'6 x 11'5)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 2.57m x 2.06m (8'5 x 6'9)

uPVC double glazed window to rear and side elevation. Roll top bath. Lower level WC and wash hand basin. Modern tiling. Towel rail.

### BEDROOM ONE 5.38m x 3.45m (17'8 x 11'4)

Dual aspect uPVC double glazed window to rear elevation. Velux window. Built in wardrobe. Eves storage.

### EN-SUITE

Double shower with tiled splash back. Low level WC. Wash hand basin and towel rail.

### OUTSIDE

### FRONT GARDEN

Off road parking and front garden.

### REAR GARDEN

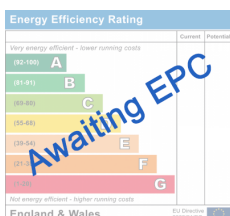
A large landscaped rear garden which has a large patio area perfect for entertaining. Raised beds with shrubs and bushes and a large AstroTurf area. Enclosed by timber framed fence.

### GARAGE

Up and over garage door. Power and lighting.

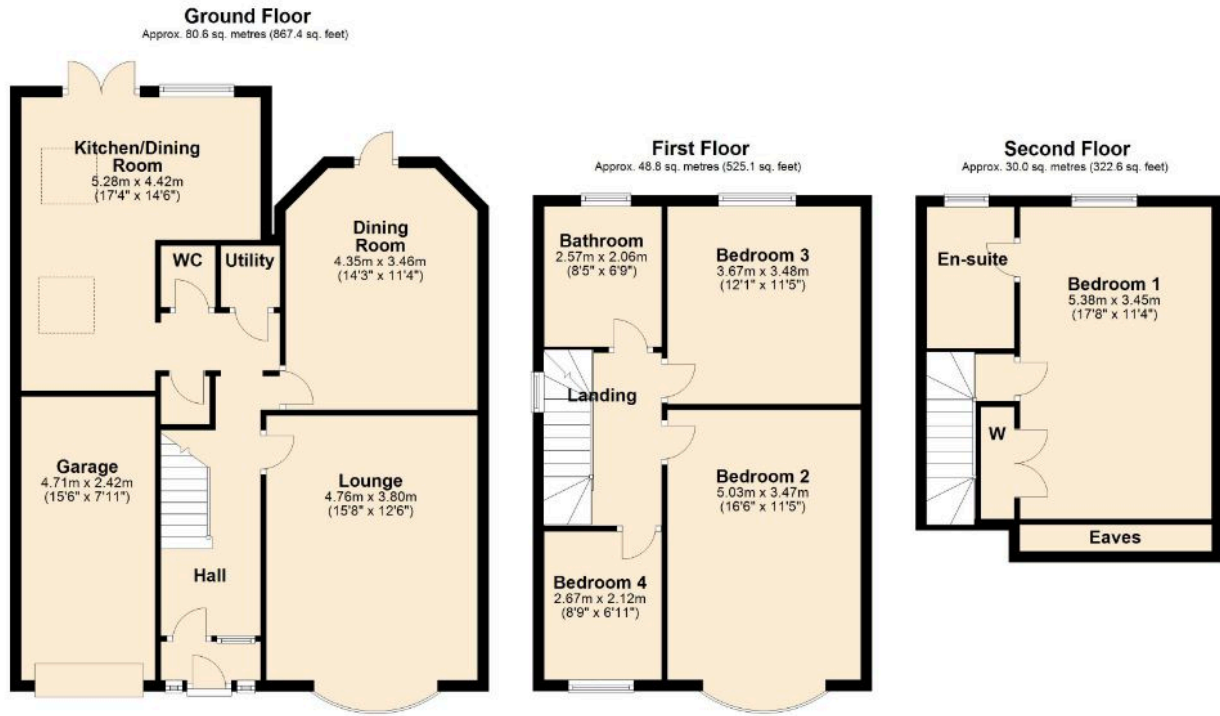
### DRAFT DETAILS

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

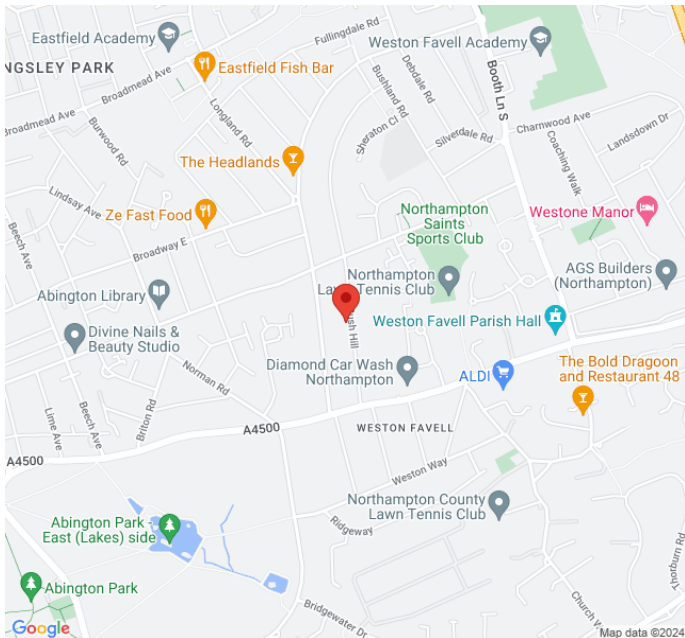


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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





Total area: approx. 159.3 sq. metres (1715.2 sq. feet)



## LOCAL AREA INFORMATION

The Headlands is a popular residential Northampton suburb offering a variety of amenities. In addition to the eclectic mix of retail outlets, banks, grocery stores, restaurants and bars found along the Wellingborough and Kettering Roads that border the area, it also offers both primary and secondary education facilities within a 1 mile radius. Its location affords easy access to the majority of Northampton's main roads including A508, A43 and A45, the latter in turn leading to M1 J15 just 6 miles away. Public transport options are also well catered for via regular bus services to Northampton town centre where the railway station offers mainline services to London Euston and Birmingham New Street. Northampton itself also offers a further selection of retail, leisure and entertainment facilities, such as Royal & Derngate theatres and multi-screen cinema as well as medical and local authority provisions.



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