



**31 Rufford Avenue, Edgemont Grange, Northampton, NN3 3NY**  
**Offers Over £450,000 Freehold**

Built in 1995 is this Bovis Home 'Woburn' design property. This detached family home is superbly presented by the current owner. Located on Rufford Avenue, Edgemont Grange, the location is ideal for easy access to local schooling and amenities. The accommodation comprises entrance hall, lounge, dining room, kitchen/breakfast room, conservatory, utility room and WC. To the first floor are four bedrooms, en-suite to bedroom one and a family bathroom. Externally are well maintained front and rear gardens, off road parking for several cars and a large double garage. Further benefits include gas radiator heating, uPVC double glazed windows and doors and integrated kitchen appliances. Please call 01604 231111 to arrange a viewing. EPC Rating. TBC. Council Tax Band: E

**Four Bedroom Detached | No Chain | Immaculately Presented | En-Suite To Bedroom One | Ample Off Road Parking | Large Plot**

modern marketing · traditional values

### ENTRANCE HALL

Entered via uPVC glazed door. Radiator. Staircase rising to first floor. Doors to:

### LOUNGE 4.78m x 4.09m (15'8 x 13'5)

uPVC double glazed window to front elevation. uPVC double glazed window to side elevation. Radiator. Feature fireplace with marble surround. Understairs storage cupboard.

### DINING ROOM 2.77m x 2.77m (9'1 x 9'1)

Radiator. Access to conservatory.

### CONSERVATORY 3.48m x 3.10m (11'5 x 10'2)

uPVC double glazed window to side and rear. Fitted blinds. uPVC French doors onto patio.

### KITCHEN/BREAKFAST ROOM 2.84m x 6.10m (9'4 x 20'0)

uPVC double glazed windows to rear elevation. Radiator. Spotlights. Wall and base units with work surfaces over. Amtico flooring. Integrated appliances to include Neff oven, gas hob and extractor, dishwasher and fridge/freezer. One and a half bowl sink and drainer.

### UTILITY ROOM

uPVC stable door to side passageway. Space for washing machine and tumble dryer. Wall mounted units. Roll top work surfaces. Gas boiler.

### WC

uPVC frosted window to rear elevation. Spotlights. Low level WC and Porcelain wash hand basin. Heated towel rail.

### FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to:

### BEDROOM ONE 3.56m x 3.07m (11'8 x 10'1)

uPVC double glazed window to front elevation. Radiator. Built in wardrobes to right hand side of room. Built in drawers. Built in shelving. Door to:

### EN-SUITE

uPVC frosted window to front elevation. Radiator. Extractor fan. Three piece suite comprising enclosed shower cubicle, low level WC and a porcelain wash hand basin.

### BEDROOM TWO 4.27m x 2.62m (14'0 x 8'7)

uPVC double glazed window to front elevation. Radiator.

### BEDROOM THREE 3.43m x 3.07m (11'3 x 10'1)

uPVC double glazed window to rear elevation. Radiator.

### BEDROOM FOUR 2.62m x 2.62m (8'7 x 8'7)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM 2.36m x 1.88m (7'9 x 6'2)

uPVC frosted window to rear elevation. Heated towel rail. Extractor fan. Spotlights to ceiling. Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low level WC.

### OUTSIDE

#### FRONT GARDEN

Ample off road parking for several vehicles. Tarmac driveway. Well maintained hedges and lawn. Side access via pathway.

#### GARAGE 5.38m x 5.41m (17'8 x 17'9)

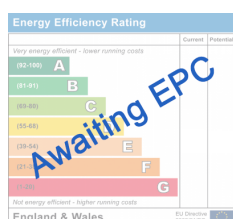
Large double garage. One electric up and over door and one manual up and over door. Power and light. RCD consumer unit.

#### REAR GARDEN

Enclosed by timber fencing to sides and rear. Mature trees and shrubbery to borders. Block paved patio. Largely laid to lawn. Outside tap. Access to double garage.

#### DRAFT DETAILS

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



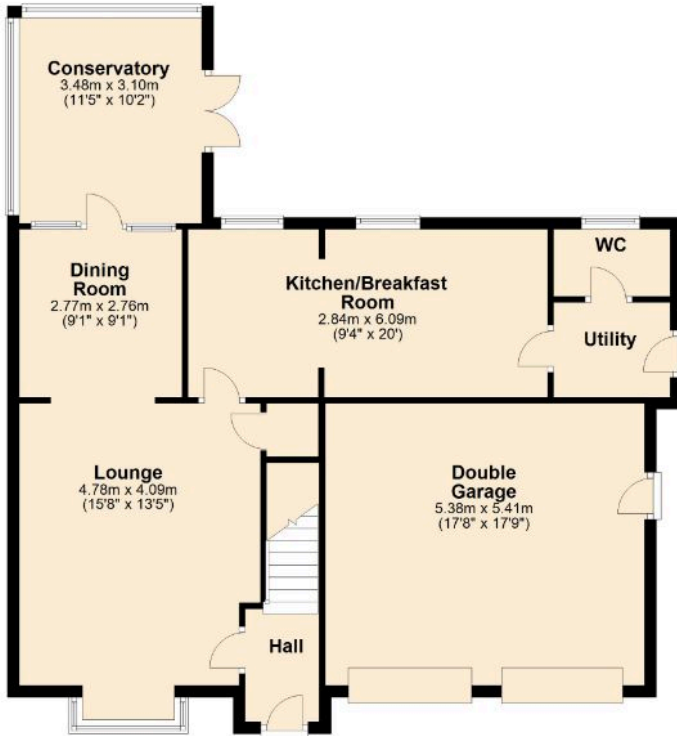
Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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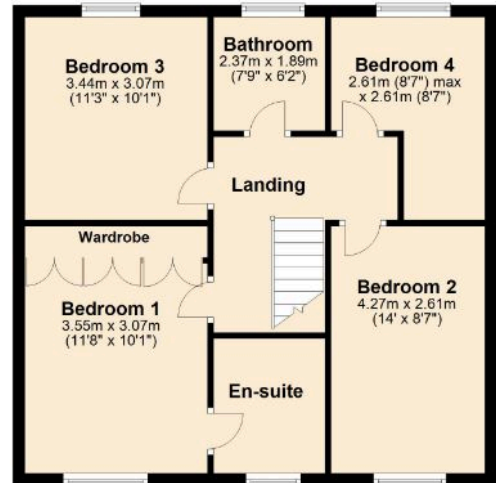
**Ground Floor**

Approx. 98.4 sq. metres (1059.7 sq. feet)



**First Floor**

Approx. 61.1 sq. metres (657.4 sq. feet)



Total area: approx. 159.5 sq. metres (1717.1 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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