

# 49 Thorburn Road

Weston Favell, Northampton, NN3 3DA

£750,000 Freehold



An individual four bedroom detached property standing on a plot of approximately 1/3 of an acre. Situated on an exclusive road along with other large, individual houses, this well presented home has quality accommodation that has been adapted to suit modern living including a kitchen / breakfast / family room with a granite breakfast bar, space for a table, sofa and doors onto the lovely garden. There is scope to extend the property to the side, rear and over the garage (subject to planning permission).

There is a large porch, spacious hall with room for furniture, cloakroom, sitting room, dining room, kitchen / breakfast / family room, utility room, four double bedrooms, bathroom and en-suite shower room.

Outside, the block paved driveway has parking / turning space for several cars and there is a double garage with electric door. The established rear garden is south facing and has a raised terrace with a summer house to enjoy the last of the evening sun.

EPC Rating D. Council Tax Band G.



#### ENTRANCE PORCH 1.88m x 2.77m (6'2 x 9'1)

Entrance via double doors. Windows to both front and side elevations. Tiled floor. Door to:

#### HALL 3.66m x 3.28m (12'0 x 10'9)

Radiator. Stairs rising to first floor landing. Wooden flooring. Space for furniture.

#### CLOAKROOM 1.63m x 1.09m (5'4 x 3'7)

Window to front elevation. Radiator. Suite comprising WC and wash hand basin. Tiled splash backs. Tiled flooring.

#### SITTING ROOM 6.78m x 3.56m (22'3 x 11'8)

Window to front elevation. Two radiators. Fireplace with coal effect gas fire. Sliding doors to the garden. Double doors to:

#### DINING ROOM 2.97m x 3.28m (9'9 x 10'9)

Window to rear elevation. Radiator.

#### KITCHEN / BREAKFAST / FAMILY ROOM 6.45m x 2.97m (21'2 x 9'9) plus 3.58m x 2.34m (11'9 x 7'8)

Windows to front and rear elevations. Two radiators. Fitted with a range of wall, base and drawers units with granite work surfaces incorporating a breakfast bar. Integrated dishwasher. Built in oven, grill, induction hob, extractor hood and microwave. Underslung sink unit. Space for American style fridge / freezer. Double doors to the garden.

#### UTILITY ROOM 2.74m x 2.26m (9'0 x 7'5)

Window and door to rear elevation. Radiator. Fitted with a range of wall, base and drawer units. Ceramic sink and drainer unit. Space for washing machine. Tiled flooring. Door to garage.

#### FIRST FLOOR LANDING

Window to front elevation. Radiator. Airing cupboard. Access to loft space. Space for furniture.

#### BEDROOM ONE 4.98m x 3.18m (16'4 x 10'5)

Window to rear elevation. Radiator. Fitted wardrobes and dressing table.

#### EN-SUITE BATHROOM 1.63m x 2.34m (5'4 x 7'8)

Window to front elevation. Chrome heated towel rail. Suite comprising bath with shower attachment, shower and screen, WC and wash hand basin with storage below. Tiled walls. Tiled flooring.

#### BEDROOM TWO 3.68m x 3.58m (12'1 x 11'9)

Window to rear elevation. Radiator.

#### BEDROOM THREE 2.44m x 3.58m (8'0 x 11'9)

Window to rear elevation. Radiator.

#### BEDROOM FOUR 2.97m x 3.28m (9'9 x 10'9)

Window to rear elevation. Radiator. Fitted wardrobes.

#### BATHROOM 1.63m x 2.34m (5'4 x 7'8)

Window to front elevation. Chrome heated towel rail. Suite comprising bath with shower and screen, WC and wash hand basin with storage below. Tiled walls. Tiled flooring.

#### OUTSIDE

##### FRONT GARDEN

Block paved driveway with parking / turning space for several cars. Lawn and established hedges and bushes.

##### DOUBLE GARAGE 5.18m max x 4.98m (17'0 max x 16'4)

Electric up an over door. Power and light connected. Wall mounted heaters. Door to utility room.

##### REAR GARDEN

The large lawn is bordered and interspersed with established trees, hedges, bushes and plants. There is a raised terrace overlooking the garden. Pond and water feature, summer house and garden shed.

##### DRAFT DETAILS

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





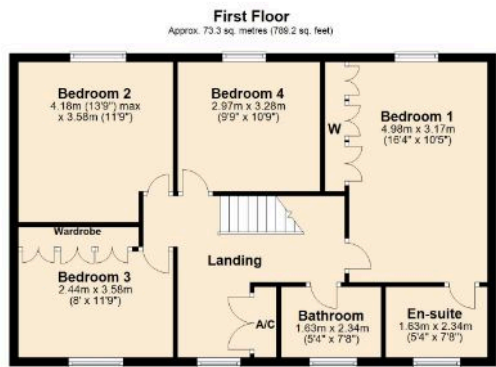
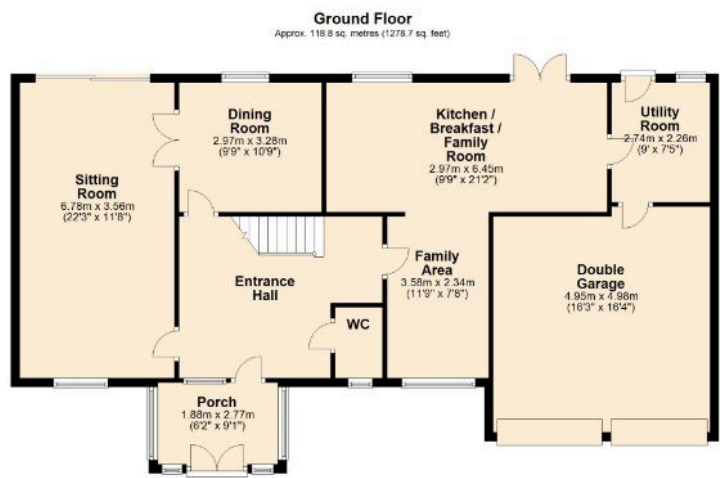
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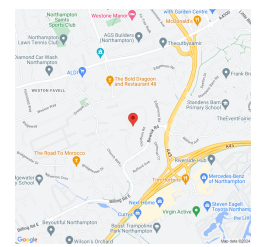
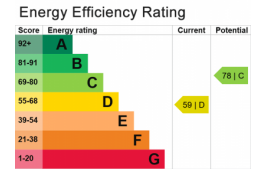


*Local Area Information*

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately 0.5 mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.



Total area: approx. 192.1 sq. metres (2067.9 sq. feet)



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.