

# *24 Edgemont Road*

Weston Favell, Northampton, NN3 3DF

£625,000 Freehold



An individual detached house situated on a good sized plot with an open outlook. The property is located in a prestigious area that is home to many houses and bungalows of a similar value.

The accommodation comprises porch, entrance hall, cloakroom, sitting room, dining room, kitchen / breakfast room, utility room and rear porch on the ground floor. To the first floor bedroom one has an en-suite, three further bedrooms and a shower room. There is a large frontage, block paved driveway, double garage, an attractive and private rear garden.

Internally, the property is smart, clean and tidy with a refitted kitchen and bathrooms plus the gardens are regularly maintained.

The property has uPVC double glazing throughout. Radiator heating is served by a new boiler and there is an alarm system fitted. The property is offered for sale with no chain.

EPC Rating D. Council Tax Band G.



## ENTRANCE PORCH

Entrance via front door. Window to front elevation. Door to:

## HALL 3.81m x 2.62m (12'6 x 8'7)

Radiator. Stairs rising to first floor landing. Coat cupboard.

## CLOAKROOM 1.35m x 1.88m (4'5 x 6'2)

Window to side elevation. Radiator. Suite comprising WC and wash hand basin with storage below. Tiled splash backs.

## SITTING ROOM 6.91m x 4.11m (22'8 x 13'6)

Windows to front and rear elevations. Two radiators. Fireplace. uPVC double glazed French doors to side elevation.

## DINING ROOM 2.82m x 3.23m (9'3 x 10'7)

Window to front elevation. Radiator.

## KITCHEN / BREAKFAST ROOM 3.99m max x 7.04m max (13'1 max x 23'1 max)

Two windows to rear elevation. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Integrated fridge. Built in oven, grill, hob and extractor hood. One and a half bowl sink and drainer unit. Tiled splash backs.

## UTILITY ROOM 3.10m x 1.83m (10'2 x 6'0)

Window to side elevation. Fitted with a range of wall and base units with worksurfaces over. Stainless steel sink unit. Space for washing machine and freezer. Tiled splash backs. Boiler (fitted summer 2023). Door to:

## REAR PORCH 1.83m x 1.83m (6'0 x 6'0)

uPVC double glazed construction. Tiled floor. Door to garden.

## FIRST FLOOR LANDING

Radiator. Access to loft space.

## BEDROOM ONE 6.93m x 3.40m (22'9 x 11'2)

Windows to front and rear elevations. Two radiators. Built in wardrobes.

## EN-SUITE 1.65m x 2.92m (5'5 x 9'7)

Window to front elevation. Chrome heated towel rail. Suite comprising shower in a large tiled cubicle, WC and wash hand basin with storage below. Tiled splash backs.

## BEDROOM TWO 3.78m x 3.23m (12'5 x 10'7)

Window to front elevation. Radiator. Built in wardrobe.

## BEDROOM THREE 3.33m x 2.57m (10'11 x 8'5)

Window to rear elevation. Radiator. Built in wardrobe.

## BEDROOM FOUR 2.06m x 3.66m (6'9 x 12'0)

Window to rear elevation. Radiator. Built in wardrobe. Airing cupboard.

## SHOWER ROOM 2.67m x 2.72m (8'9 x 8'11)

Window to front elevation. Radiator. Suite comprising walk in shower, WC and wash hand basin with cupboard below. Tiled splash backs.

## OUTSIDE

### FRONT GARDEN

Block paved driveway. Lawn. Gated side access.

### DOUBLE GARAGE 5.61m min x 5.61m (18'5 min x 18'5)

Twin up electric up and over doors. Power and light connected. Roof storage space. Two windows to rear elevation. Pedestrian doors to both front and rear elevations.

### REAR GARDEN

Lawn with established borders. Paved courtyard to one side and raised patio to the other side. Two summer houses. Garden store.

### DRAFT DETAILS

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





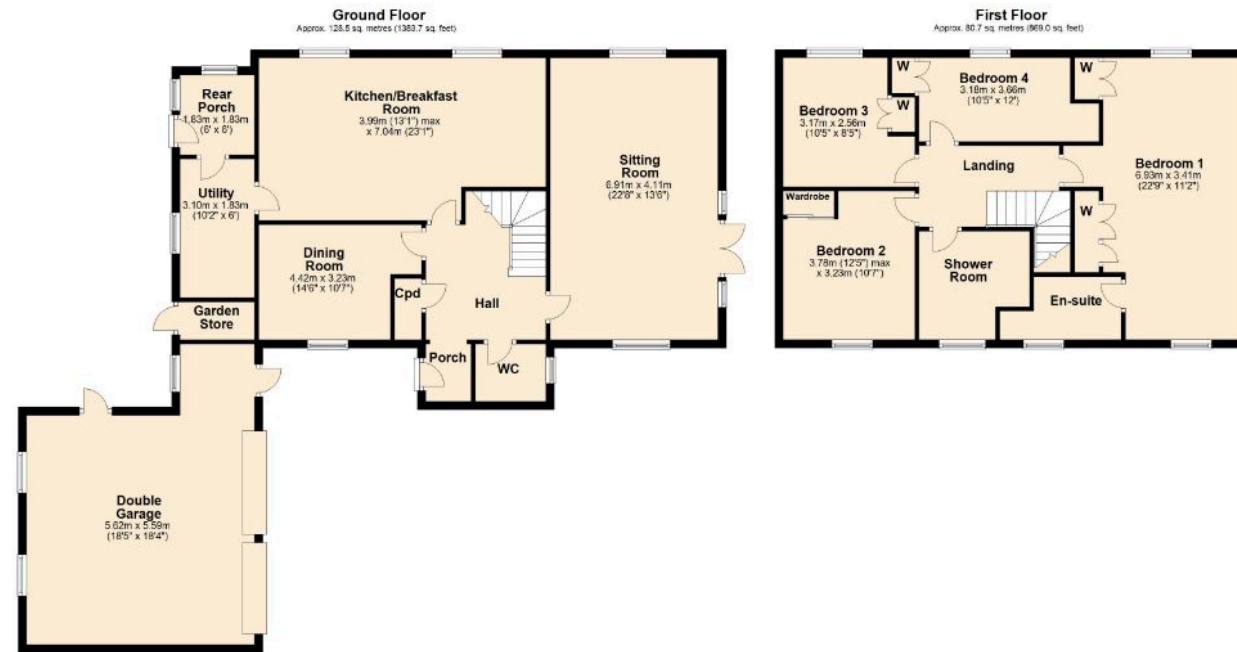
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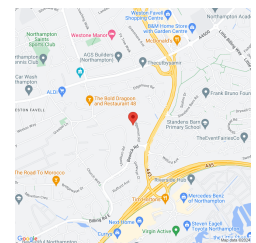
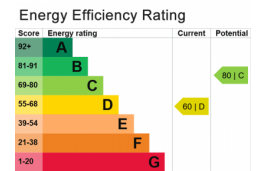


### Local Area Information

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. 209.3 sq. metres (2252.7 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.