

23 Cedar Hythe

Chapel Brampton, Northampton, NN6 8BG

£675,000 Freehold



Located on a quiet cul-de-sac within the highly desired village of Chapel Brampton is this deceptively spacious five bedroom detached house with a fully equipped two bedroom ground floor annexe.

The property boasts good decorative order throughout, modern kitchen, three en-suite bathrooms, ample off road parking and a private westerly facing garden. Additional benefits include, uPVC double glazing, gas central heating, good road links, two popular public houses within walking distance and beautiful surrounding countryside.

In brief, the accommodation comprises entrance porch, hallway, WC, dining room, kitchen, utility and living room. First floor landing, bedroom one with en-suite, four additional bedrooms and a family bathroom.

With its own entrance from the driveway is the annexe which comprises, long hallway, kitchen/living area, bedroom one with en-suite and bedroom two with en-suite. There is a door from the kitchen allowing access to the main house.

Outside to the front is a lawned garden with bedded trees and a large block paved driveway providing ample off road parking. The rear garden is mainly laid to lawn with large patio area and raised bedded area as well as private and westerly facing.

EPC Rating TBC. Council Tax Band F.



ENTRANCE PORCH 3.33m x 3.02m (10'11 x 9'11)

Entrance via uPVC obscure double glazed front door with uPVC obscure double glazed windows either side. Radiator. Storage cupboards. Obscure glazed double doors to:

RECEPTION HALL 5.41m x 3.02m (17'9 x 9'11)

uPVC double glazed windows and sliding doors to rear elevation. Radiator. Stairs rising to first floor landing with a bespoke Neville Johnson glass balustrade.

CLOAKROOM 1.36m x 1.47m (4'6 x 4'10)

uPVC obscure double glazed window to rear elevation. Radiator. Suite comprising dual flush WC and wall mounted wash hand basin with mixer tap over and storage below. Tiled splash backs. Tiled floor. Picture rail. Coving.

SITTING ROOM 6.73m max x 6.05m max (22'1 max x 19'10 max)

uPVC double glazed windows to side and rear elevations. Two radiators. Coving. Television aerial point. Step up to a raised seating area. Archway to:

DINING ROOM 4.60m x 2.97m (15'1 x 9'9)

uPVC double glazed window to front elevation. Radiator. Coving. Door to:

KITCHEN / BREAKFAST ROOM 5.16m x 2.95m (16'11 x 9'8)

uPVC double glazed windows to front and side elevations. Fitted with a range of wall, base and drawer units with wooden work surfaces over. Double bowl stainless steel sink and drainer unit with mixer tap over. Fitted dishwasher. Space for range cooker. Fitted breakfast table. Recessed ceiling spotlights. Wood effect laminate flooring. Archway to:

UTILITY ROOM 2.64m x 1.88m (8'8 x 6'2)

uPVC double glazed window to front elevation. Fitted with a range of wall and base units with wooden work surfaces over. Space and plumbing for white goods. Wood effect laminate flooring. Coving. Recessed ceiling spotlights. uPVC obscure double glazed door to side elevation.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Radiator. Access to loft space. Airing cupboard.

PRINCIPAL BEDROOM 4.37m x 3.28m (14'4 x 10'9)

uPVC double glazed window to rear elevation. Radiator. Coving. Picture rail. Door to:

EN-SUITE 2.19m x 2.31m (7'2 x 7'7)

uPVC obscure double glazed window to rear elevation. Suite comprising double shower cubicle with rainfall effect shower, dual flush WC and wall mounted wash hand basin with mixer tap over and storage below. Tiled splash backs. Tile effect vinyl flooring. Storage cupboard.

BEDROOM TWO 3.25m x 3.96m (10'8 x 13'0)

uPVC double glazed bay window to side elevation. Radiator. Coving. Picture rail. Fitted wardrobe.

BEDROOM THREE 3.94m x 2.69m (12'11 x 8'10)

uPVC double glazed bay window to front elevation. Radiator. Coving. Picture rail.

BEDROOM FOUR 3.07m x 2.69m (10'1 x 8'10)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobe.

BEDROOM FIVE 3.81m x 1.96m (12'6 x 6'5)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.57m x 1.65m (8'5 x 5'5)

Two uPVC double glazed windows to side elevation. Radiator. Suite comprising 'P' shaped bath with mixer tap and shower attachment over, dual flush WC, bidet and wall mounted wash hand basin with mixer tap over and storage below. Tiled splash backs. Tiled flooring. Recessed ceiling spotlights.

ANNEXE ACCOMMODATION

HALL

Entrance via uPVC double glazed door. Coving. Access to loft space. Storage cupboard. Wood effect laminate flooring.

KITCHEN / LIVING ROOM 4.65m x 4.65m (15'3 x 15'3)

uPVC double glazed windows to rear and side elevations. uPVC double glazed sliding patio doors to rear elevation. Internal door to reception hall. Two radiators. Fitted with a range of wall, base and drawer units with roll top work surfaces over. Stainless steel sink and drainer unit. Space for white goods. Tiled splash backs. Telephone point. Television aerial point. Wood effect laminate flooring. Archway to inner hall. Door to:

BEDROOM ONE 3.66m x 3.53m (12'0 x 11'7)

uPVC double glazed window to side elevation. Radiator. Wood effect laminate flooring. Double doors to en-suite.

EN-SUITE 3.17m x 3.01m (10'5 x 9'11)

uPVC obscure double glazed window to side elevation. Suite comprising walk in shower, dual flush WC and wall mounted wash hand basin with mixer tap over and storage below. Tiled splash backs. Tiled floor. Fitted wardrobes / storage cupboard. Recessed ceiling spotlights. Coving.

BEDROOM TWO 2.46m x 3.51m (8'1 x 11'6)

uPVC double glazed window to front elevation. Coving. Wood effect laminate flooring. Door to:

EN-SUITE 2.46m x 0.98m (8'1 x 3'3)

uPVC obscure double glazed window to side elevation. Suite comprising shower cubicle, WC and wall mounted wash hand basin with mixer tap over and storage below.

OUTSIDE

FRONT GARDEN

Lawned area with bedded trees. Large block paved driveway. Gated side access. Separate entrance doors to the main house and the annexe accommodation.

REAR GARDEN

A private and westerly facing garden, mainly laid to lawn with paved patio area which wraps around the property. Raised bedded area. Throughout the garden there are a large variety of plants, shrubs and trees. Outside tap. Gated side access. Enclosed by a mixture of timber fencing, stone and brick walling.

DRAFT DETAILS

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





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Local Area Information

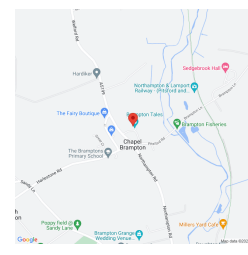
Chapel Brampton is notable for its distinctive Spencer Estate Victorian sandstone cottages, which are of a similar design to cottages found in the nearby villages of Church Brampton, Harlestone and The Bringtons. Chapel Brampton benefits from two public houses and the Brampton Valley Way for walking and cycling. A wider range of facilities is available in Brixworth, 2.5 miles away, which has a supermarket, a butcher, public houses and a restaurant. Kingsthorpe 3.7 miles away has more comprehensive facilities including a Waitrose supermarket and further shopping. The M1 and A14 are within 10 miles and, for the commuter, there are regular train services from Northampton to London Euston taking from 59 minutes. There are good schools in the area including the Guilsborough School Academy Trust and independent schools in Maidwell, Spratton and Pitsford, all within 8 miles.



Total area: approx. 238.9 sq. metres (2571.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			

England & Wales



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.