



Field Cottage Atterbury Close, West Haddon, Northampton, NN6 7AA
£450,000 Freehold

A three bedroom detached cottage with character features throughout, a large garage and pretty garden. Situated in a quiet location, the property features a porch, hall, lounge with log burner, dining room with log burner, family room / bedroom four with adjacent shower room, kitchen with range oven and granite work surfaces, bedroom one with en-suite shower room, two further double bedrooms and a bathroom. There is a four car driveway, large 'L' shaped garage and a pretty cottage garden. The property has uPVC double glazing and radiator heating. EPC Rating D. Council Tax Band D.

Detached Cottage | Three Double Bedrooms | Four Car Driveway | Large Garage | Pretty Garden | Log Burners

modern marketing · traditional values

ENTRANCE PORCH

Entrance via front door. Windows to either side elevation. Quarry tiled floor. Coat and boot space. Double doors to:

HALL

Radiator. Stairs rising to first floor landing. Quarry tiled floor.

LOUNGE 3.78m x 3.86m (12'5 x 12'8)

Window to front elevation. Radiator. Stone fireplace with hearth and log burner. Wooden floor.

DINING ROOM 3.86m x 4.44m (12'8 x 14'7)

Two windows to side elevation. Radiator. Fireplace with log burner. Understairs storage cupboard.

INNER HALL

Window to side elevation. Wooden floor.

FAMILY ROOM / BEDROOM FOUR 2.44m x 3.66m (8'0 x 12'0)

radiator. Wooden floor. Door to rear elevation.

SHOWER ROOM 1.12m x 2.57m (3'8 x 8'5)

Window to side elevation. Chrome heated towel rail. Suite comprising walk in shower, WC and wash hand basin with storage below.

KITCHEN 2.21m x 4.44m (7'3 x 14'7)

Windows to front, side and rear elevations. Radiator. Fitted with a range of wall, base and drawer units with granite work surfaces over. Belfast sink. Space for washing machine. Tiled floor. Stable door to garden.

FIRST FLOOR LANDING

Window to side elevation. Airing cupboard.

BEDROOM ONE 3.15m x 3.66m (10'4 x 12'0)

Window to rear elevation. Velux window to side elevation. Built in wardrobes and cupboards.

EN-SUITE SHOWER ROOM 2.16m x 1.12m (7'1 x 3'8)

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

BEDROOM TWO 3.84m x 4.29m (12'7 x 14'1)

Windows to front and side elevations. Radiator. Access to loft space.

BEDROOM THREE 2.67m x 2.97m (8'9 x 9'9)

Window to side elevation. Radiator. Built in wardrobe. Exposed floorboards.

BATHROOM 2.18m x 3.78m (7'2 x 12'5)

Window to rear elevation. Radiator. Suite comprising bath with shower attachment, shower and screen, WC and wash hand basin. Tiled splash backs. Storage cupboard.

OUTSIDE

FRONT GARDEN

Driveway for four cars. Gated side access to rear garden.

REAR GARDEN

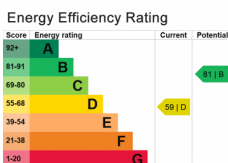
Shaped lawn with well stocked borders, established trees, bushes, plants and flowers. Block paved seating area.

GARAGE 7.72m max x 6.63m max (25'4 max x 21'9 max)

Up and over door. Window and door to side elevation. Roof storage space.

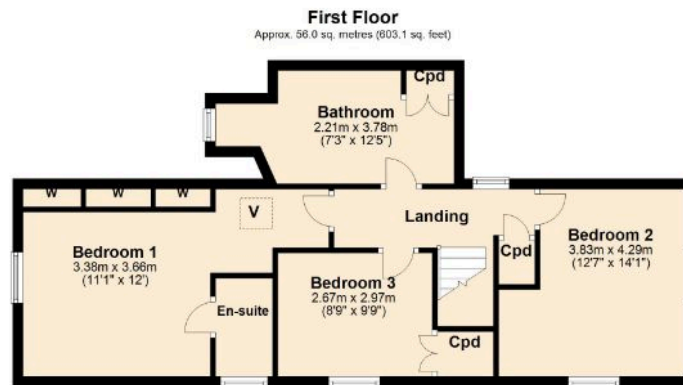
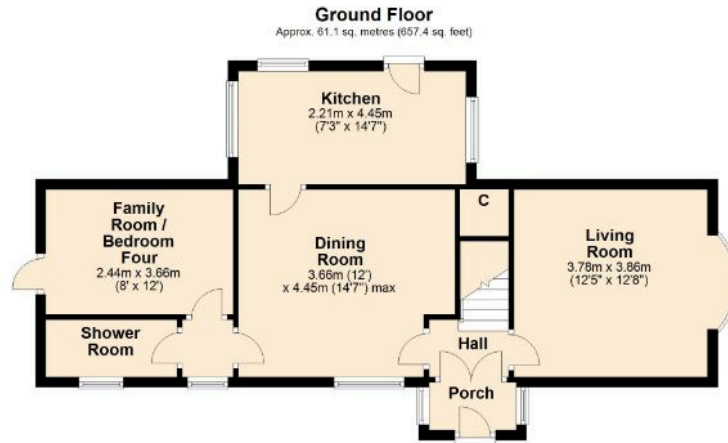
DRAFT DETAILS

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

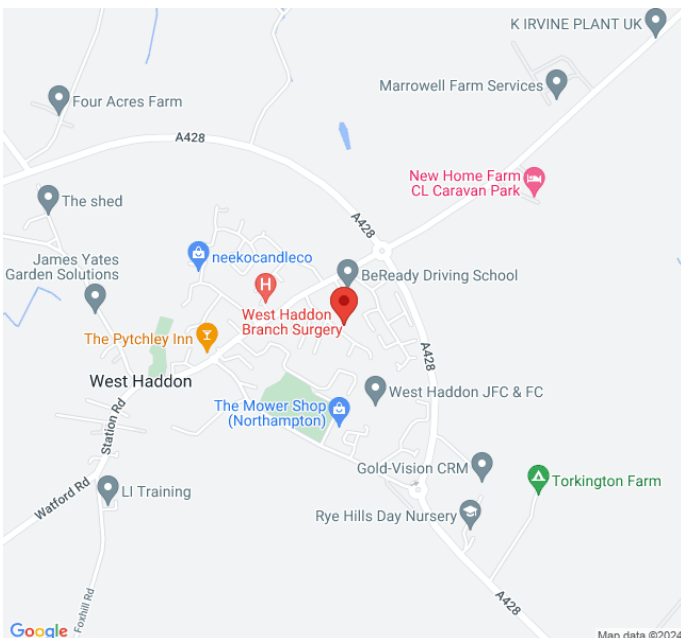


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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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Total area: approx. 117.1 sq. metres (1260.4 sq. feet)



LOCAL AREA INFORMATION

West Haddon is now bypassed by the A428 to the north of the village which in turn connects to M1 J18 just 3 miles away. The village has two churches and three watering holes, The Pychley Hotel, The Sheaf Inn and The Crown Inn, as well as numerous sports facilities including a cricket pitch and pavilion, two tennis courts, two large playing fields and a bowls lawn. The village has its own primary school feeding to the nearest secondary school in Guilsborough, just 3 miles away, which also has a doctor's surgery, shop, public house, and fire station. Long Buckby, which is 3 miles away in the opposite direction, offers a library, small supermarkets and mainline train station with services to London Euston and Birmingham New Street. A public bus service also operates to Rugby, Daventry and Northampton, though for those who want to stay local there are over 25 clubs, societies and organisations with regular activities to choose from.

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