

31 Thorburn Road

Northampton, Northamptonshire, NN3 3DA

Guide Price £800,000 Freehold



Offered for sale with no chain is this just under 4000sq ft detached family home on a plot of 1/4 acre and located on this highly desirable road.

Full accommodation comprises entrance hall, WC, L-shaped sitting room with access to the offices and snug, separate dining room, kitchen / breakfast room with utility room and a conservatory overlooking the rear garden.

To the first floor the principle bedroom benefits from a dressing room and en-suite, bedroom two also benefits from an en-suite, three further bedrooms, family bathroom and a nursery / study.

Outside a block paved driveway leads to the double garage and allows ample off road parking. The rear garden is mainly laid to lawn.

EPC rating D. Council Tax Band G.



ENTRANCE HALL

Entrance via wooden door. Two radiators. Stairs rising to first floor landing. Doors to:

WC

Window to front elevation. Radiator. Low level WC and pedestal wash hand basin. Tiled splash backs. Tiled floor.

SITTING ROOM 7.62m x 6.68m (25'0 x 21'11)

Window to rear elevation. Sliding doors to rear elevation. Three radiators. Gas fireplace with wooden surround and mantle. Television aerial point. Door to study

DINING ROOM 3.63m x 3.05m (11'11 x 10'0)

Double glazed window to front elevation. Two sets of sliding patio doors to side elevation. Radiator. Television aerial point.

SNUG 6.40m x 2.39m (21'0 x 7'10)

uPVC double glazed window to rear elevation. Window into sitting room. Radiator. Double wooden doors to conservatory. Double doors to sitting room.

KITCHEN / BREAKFAST ROOM 6.25m x 4.57m (20'6 x 15'0)

Window to rear elevation overlooking conservatory. Radiator. Fitted with a range of wall, base and drawer units with roll top work surfaces over. Built in oven and electric hob. Space and plumbing for dishwasher and washing machine. Space for fridge / freezer. Serving hatch. Space for table and chairs. Double doors to dining room. Doors to conservatory and utility room.

UTILITY ROOM

Window to rear elevation overlooking the conservatory. Fitted with a range of wall, base and drawer units with work surfaces over. Space and plumbing for washing machine. Sink with mixer tap over.

CONSERVATORY 6.10m x 4.57m (20'0 x 15'0)

uPVC double glazed windows to rear and side elevations. Sliding doors to garden. Built in storage unit.

STUDY 3.38m x 2.74m (11'1 x 9'0)

uPVC double glazed window and door to rear elevation. Wall mounted wash hand basin. Door to corridor leading to second entrance.

OFFICE TWO

uPVC double glazed window to front elevation. Radiator. Door to garage.

FIRST FLOOR LANDING

Window to front elevation. Radiator. Access to loft hatch.

PRINCIPLE BEDROOM 6.96m x 6.10m (22'10 x 20'0)

uPVC double glazed window and door to Juliet balcony. Two radiators. Built in wardrobes and bedside cabinets. Television aerial point. Doors to en-suite and dressing room.

EN-SUITE

Two uPVC obscure double glazed windows to rear elevation. Radiator. Suite comprising low level WC, wash hand basin with storage below and corner bath with shower unit over. Tiled splash backs.

DRESSING ROOM

Ample room for hanging space and shelving.

BEDROOM TWO 3.96m x 3.35m (13'0 x 11'0)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes and over bed storage. Door to en-suite.

EN-SUITE

Window to side elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and corner shower unit.

BEDROOM THREE 6.10m x 3.33m (20'0 x 10'11)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 6.07m x 3.18m (19'11 x 10'5)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM FIVE 3.61m x 2.44m (11'10 x 8'0)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe and bedside cabinets.

STUDY / NURSERY

uPVC double glazed window to front elevation. Radiator.

FAMILY BATHROOM

uPVC obscure double glazed window to rear elevation. Heated towel rail. Suite comprising WC, pedestal wash hand basin and corner shower cubicle. Tiled splash backs. Tiled floor.

OUTSIDE

FRONT GARDEN

Block paved off road parking for three / four cars. Lawn area with borders stocked with shrubs and small trees.

REAR GARDEN

Mainly laid to lawn. Enclosed by timber fencing. Patio. Shed and greenhouse.

DOUBLE GARAGE 7.82m x 4.88m (25'8 x 16'0)

Up and over door. Power and light connected. Built in storage.

DRAFT DETAILS

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





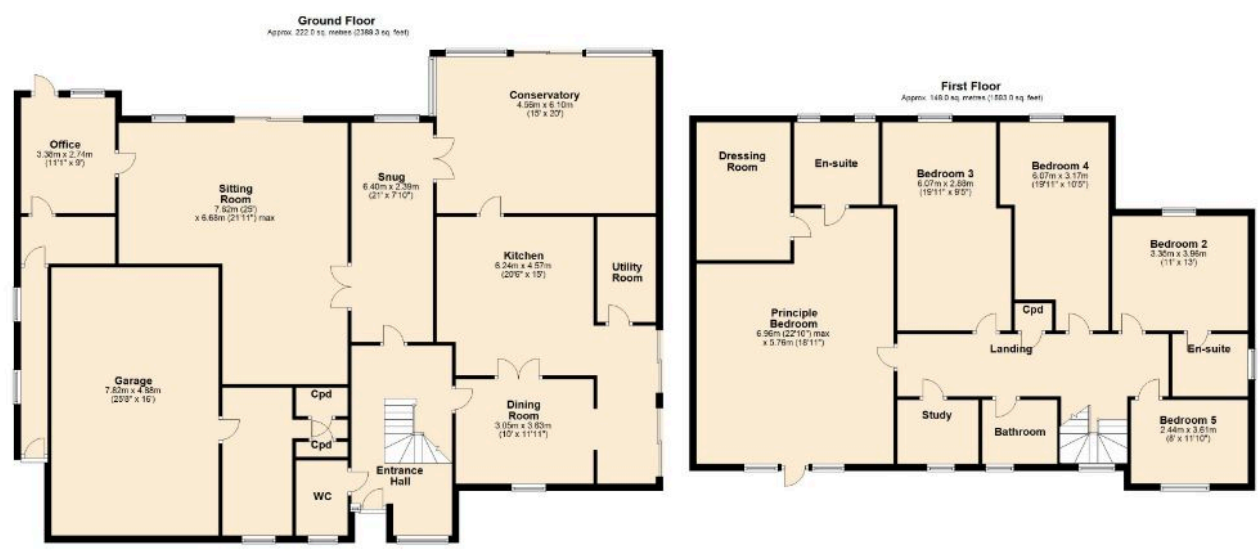
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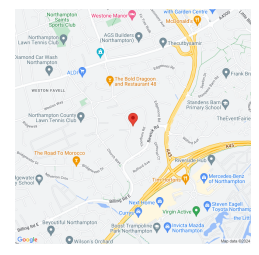
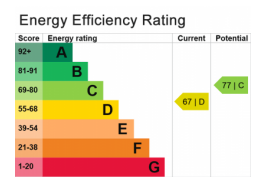


Local Area Information

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).



Total area: approx. 370.0 sq. metres (3982.3 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.