



2 Harlestone Close, Dallington, Northampton, NN5 7BD
Offers Over £500,000 Freehold

PRIVATE GATED DEVELOPMENT. Jackson Grundy is delighted to offer to the market this modern, executive, detached house with four double bedrooms, pleasantly situated facing Dallington Park. The property is on a select development of just five homes of a similar calibre set behind phone smart electronic gates. Accommodation offers an entrance hall, study, cloakroom/WC and adjoining utility room, good sized kitchen/diner, separate sitting room also with a definable dining area, large landing with window, four double sized bedrooms (two of which have en-suite showers) and a family bathroom. Outside is a lawned garden with shed, attached double garage with courtesy doors to both the garden and kitchen and off road parking in front. Further benefits include gas fired central heating to radiators and double glazing. EPC: B. Council Tax Band: F

Private Gated Development | Executive Detached House | Four Sizeable Double Bedrooms & Three Bathrooms | Kitchen & Utility | Double Garage & Driveway | Highly Recommended.

modern marketing · traditional values

ENTRANCE HALL

Obscure glazed composite entrance door. Radiator. Staircase rising to first floor landing. Wood laminate flooring. Doors to:

WC

Obscure double glazed window to side elevation. Chrome ladder style radiator. Low level WC and space saver sink. Wood laminate flooring. Extractor fan. Downlighters.

STUDY 2.21m x 2.62m (7'3 x 8'7)

Double glazed window to front elevation. Radiator. Consumer unit.

KITCHEN/DINING ROOM 7.14m x 3.12m (23'5 x 10'3)

Double glazed windows to front and side elevations. Radiator. Gloss fronted wall and base units. Work surfaces. Single drainer stainless steel sink unit. Five ring gas hob, two ovens and extractor hood. Built in dishwasher. Wood laminate flooring. Courtesy door to garage. Space for dining table and chairs. Bi-fold oak glazed door to:

LOUNGE 4.17m x 7.52m (13'8 x 24'8)

Double glazed windows to rear and side elevations. Double glazed French doors to garden. Two radiators. Chimney breast and inset wood burner. Space for dining table and chairs.

UTILITY 1.63m x 2.62m (5'4 x 8'7)

Obscure double glazed door to side elevation. Radiator. Work surfaces. Single drainer stainless steel sink unit with tiling to splash back areas. Space for two under counter appliances. Cupboard housing gas fired boiler. Wood laminate flooring. Extractor fan. Downlighters.

FIRST FLOOR LANDING

Obscure double glazed window to side elevation. Radiator. Airing cupboard housing pressurised hot water cylinder. Access to loft space. Double storage cupboard. Radiator.

BEDROOM ONE 4.32m x 3.51m (14'2 x 11'6)

Double glazed window to front elevation. Radiator. Built in double wardrobe.

EN-SUITE 1.45m x 2.03m (4'9 x 6'8)

Skylight window. Chrome ladder style radiator. Suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC. Tiled floor. Shaver point. Extractor fan. Downlighters.

BEDROOM TWO 3.63m x 3.33m (11'11 x 10'11)

Double glazed window to front elevation. Radiator. Double wardrobe.

EN-SUITE 1.45m x 2.16m (4'9 x 7'1)

Obscure double glazed window to side elevation. Chrome ladder style radiator. Suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC. Shaver point. Extractor fan. Tiled floor. Downlighters.

BEDROOM THREE 4.19m x 3.38m (13'9 x 11'1)

Double glazed window to rear elevation. Radiator. Double wardrobe.

BEDROOM FOUR 3.30m x 3.43m (10'10 x 11'3)

Double glazed window to rear elevation. Radiator. Double wardrobe.

BATHROOM 2.34m x 2.03m (7'8 x 6'8)

Obscure double glazed window to side elevation. Chrome ladder style radiator. Suite comprising panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Shaver point. Tiled floor. Extractor fan. Downlighters.

OUTSIDE

FRONT GARDEN

Open plan and laid to lawn and driveway providing off road parking. Side gate to rear garden.

DOUBLE GARAGE 5.38m x 5.99m (17'8 x 19'8)

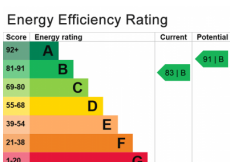
Attached double garage. Two up and over doors. Power and light connected. Courtesy door to garden and kitchen.

REAR GARDEN

Paved patio and lawned beyond. Enclosed by wooden panelled fencing. Timber shed. Outdoor socket. Water tap on side access.

DRAFT DETAILS

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

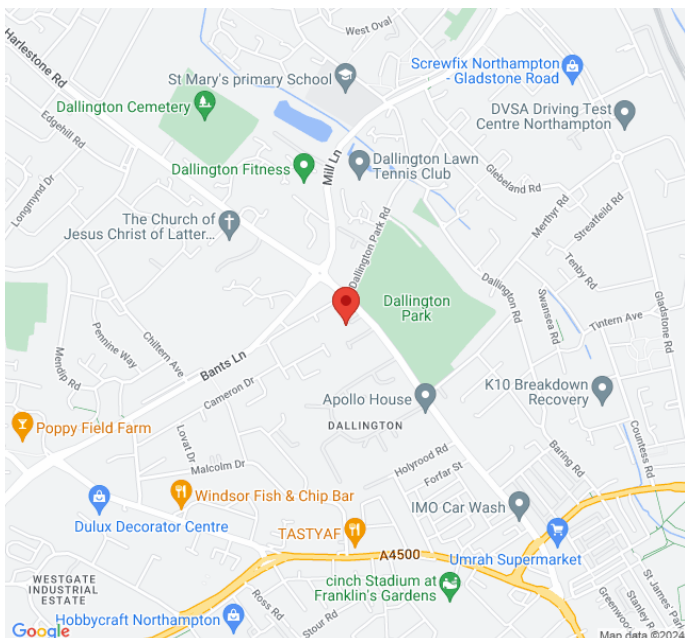


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 206.7 sq. metres (2225.1 sq. feet)



LOCAL AREA INFORMATION

Situated just off the A428 Harlestone Road, Dallington village is separated from a small development of newer properties by Mill Lane, a road leading to the suburb of Kingsthorpe and benefiting from a petrol station with general stores. Within the old village there is a church and public house bordering Dallington Park, a lovely green space with recreational ground and tennis courts. Dallington is also within easy reach of both Northampton Town's rugby and football club facilities, the latter of which is based at Sixfields where further restaurant, gymnasium, ten pin bowling, cinema and retail facilities are located. A selection of Primary schools within walking distance and Duston Secondary School has an outstanding Ofsted (2013). Northampton town centre is less than a mile further south on the A428 and offers a variety of high street shopping, leisure, medical and local authority services plus mainline rail services to London Euston and Birmingham New Street, whilst for vehicular main road links M1 J15a is less than 3 miles away.

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