

# *33 Bridge Meadow*

Denton, Northampton, NN7 1DA

£525,000 Freehold



A NICELY POSITIONED, DETACHED FAMILY HOUSE. Jackson Grundy is pleased to be instructed as the sole selling agents for this much improved and extended, detached house beautifully positioned on a corner plot on this small development with local village amenities close by to include primary school, church and public house.

The accommodation offers an entrance porch with cupboard for shoes/coats, a welcoming entrance hall, cloakroom/WC, lounge with dual aspect windows allowing a flood of natural light, extended and re-fitted family living/kitchen with bi-fold doors on to a raised composite deck, adjoining utility room, study/playroom with door to side access, bedroom five/snug, first floor landing accessing four bedrooms, two of which have en-suite showers and a re-configured and re-fitted family bathroom.

Outside the driveway at the front offers parking for several vehicles leading to a detached double garage, both with access to the main gardens which wrap around the side and rear and offer an excellent degree of privacy.

Further benefits include solar panels providing 5.6kW output with 10kW of battery storage.

EPC Rating: B. Council Tax Band: E



## ENTRANCE PORCH

Double glazed composite entrance door. Double glazed window to side elevation. Radiator. Built in mirrored cupboard for shoes/coats etc.

## HALLWAY

Radiator. Staircase rising to first floor landing. Cupboard under stairs. Engineered wood flooring.

## WC

Low level WC and space saver sink unit with cupboard below. Engineered wood flooring. Chrome ladder style radiator. Extractor fan.

## BEDROOM FIVE 3.89m x 2.49m (12'9 x 8'2)

Double glazed window to front elevation. Radiator. Engineered wood flooring extending into useful recess. Downlights to ceiling.

## LOUNGE 5.51m x 3.68m (18'1 x 12'1)

Dual aspect double glazed windows allowing a flood of natural light. Wall light points. 'Hole in the wall' style living flame effect gas fire with remote control. Radiator.

## FAMILY LIVING/KITCHEN 4.09m x 5.72m (13'5 x 18'9)

A lovely family living space with dual aspect double glazed windows allowing a flood of natural light. Bi-fold doors onto decking. Continuation of wood flooring. Shaker style cream coloured wall and base units, matching island and with granite work surfaces over. One and a half bowl sink with Quooker tap providing boiling and filtered cold water. Slide out larder unit. Stainless steel extractor canopy over. Range space. Built in Bosch dishwasher. Radiator.

## UTILITY ROOM 1.85m x 2.49m (6'1 x 8'2)

Double glazed window to rear elevation. Double glazed door to side elevation. Wall mounted condensing boiler. Shaker style wall and base units with granite work surfaces over. Stainless steel Belfast style sink unit. Space for two undercounter appliances. Vertical radiator. Access to loft space. Consumer unit.

## STUDY/PLAYROOM 3.66m x 2.49m (12'0 x 8'2)

Double glazed door to side elevation. Radiator. Downlighters to ceiling.

## FIRST FLOOR LANDING

Access to loft space. Airing cupboard housing pressurised hot water cylinder. Doors to:

## BEDROOM ONE 4.78m x 3.35m (15'8 x 11'0)

Double glazed window to front elevation. Radiator. Bank of fitted Sharps wardrobes and drawers.

## EN-SUITE

Obscure double glazed window to side elevation. Chrome ladder radiator. Suite comprising tiled shower cubicle, low level WC and floating sink and vanity unit.

## BEDROOM TWO 5.33m x 2.69m (17'6 x 8'10)

Double glazed window to front elevation. Radiator.

## EN-SUITE

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Suite comprising tiled shower cubicle with rainfall shower head, low level WC and sink in vanity unit with shaver point. Tiled walls.

## BEDROOM THREE 4.17m x 2.72m (13'8 x 8'11)

Double glazed window to rear elevation. Radiator. Double Sharps wardrobe with sliding doors.

## BEDROOM FOUR 3.40m x 2.26m (11'2 x 7'5)

Double glazed window to front elevation. Radiator. Overstairs bulkhead cupboard.

## BATHROOM 2.87m x 2.84m (9'5 x 9'4)

Obscure double glazed window to rear elevation. Chrome ladder style radiator. Suite comprising large walk in shower enclosure with rainfall shower head, panelled bath, low level WC and feature sink bowl in vanity stand with tap over. Shaving point.

## OUTSIDE

### FRONT GARDEN

Block paved driveway providing off road parking for several vehicles. Shrub beds. Side gates to garden.

### DOUBLE GARAGE

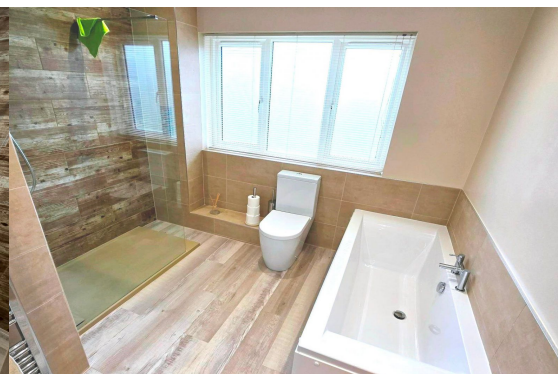
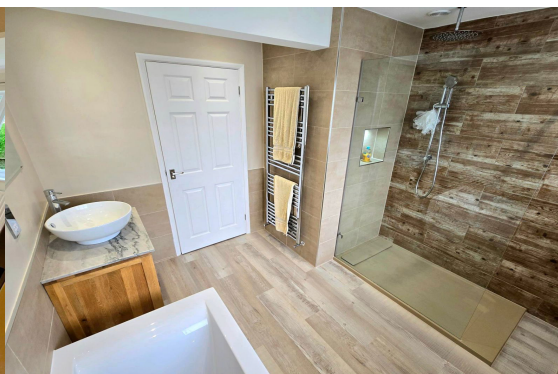
Detached brick built garage. Remote controlled electric double up and over door. Power and light. Courtesy door to garden. EV 7kW tethered charging point.

### REAR GARDEN

Block paved patio and raised deck. Lawned garden extending to the side with well stocked beds and borders. Enclosed closeboard fencing. Gates to both sides. Holly bush. Flowering cherry and two maples. Summerhouse with paved terrace.

### DRAFT DETAILS

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





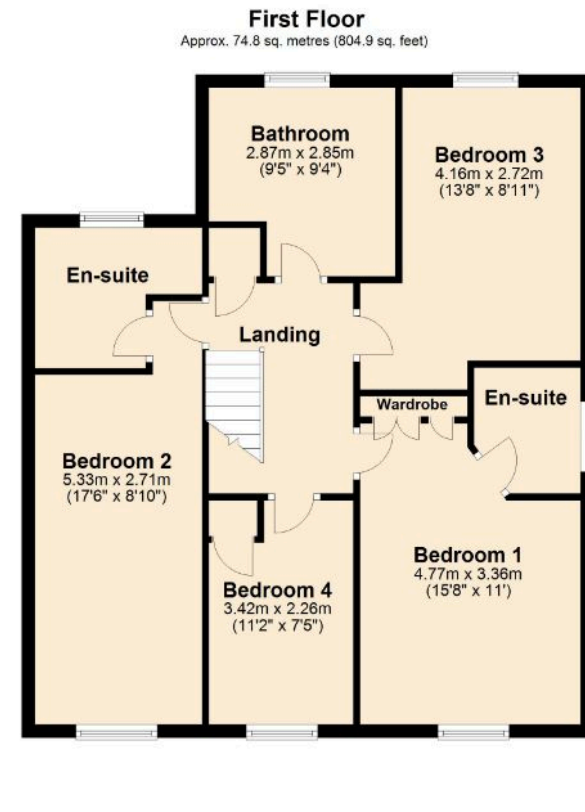
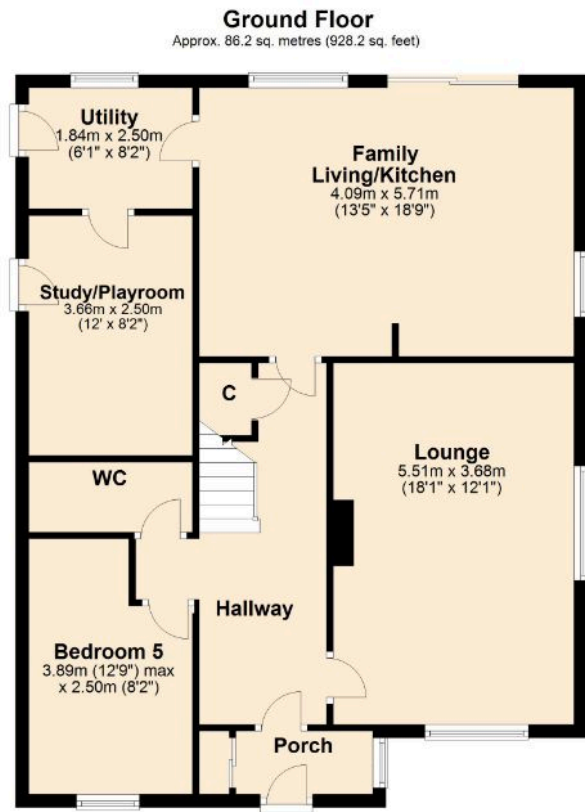
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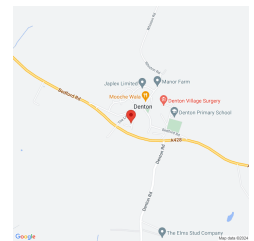
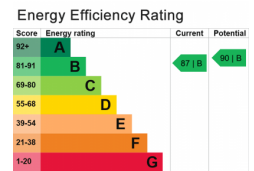


### Local Area Information

Denton is a small village located on the A428 Northampton to Bedford road, 6 miles south east of Northampton. The A45 Northampton ring road is also located just 4 miles west of this Northamptonshire village and in turn provides access to Junction 15 of the M1 motorway, a total of 9 miles away. Predominantly centred around the village green, much of which is in a conservation area, Denton enjoys a pub, Mooche Wala which has a bar and separate dining area plus large outdoor patio, a village hall, doctor's surgery with pharmacy, and a primary school feeding to Wollaston School approximately 7.5 miles north east for secondary education. Commanding a view over the village green is St Margaret's Church, predominantly of medieval origin with later re-buildings and additions. A general store is located in the nearby village of Brafield-On-The-Green, with two large supermarkets and two mainline train stations accessible with a 7 mile radius.



Total area: approx. 161.0 sq. metres (1733.1 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.