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Brindlestone Close, Hunsbury Meadows
Northampton
Northamptonshire, NN4 9QQ

£370,000 Detached



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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JACKSON GRUNDY ARE PLEASED TO MARKET THIS WELL-PRESENTED THREE-BEDROOM DETACHED HOME, POSITIONED WITHIN A QUIET CLOSE ON A HIGHLY SOUGHT-AFTER NN4 DEVELOPMENT ON THE SOUTH SIDE OF TOWN. IDEALLY PLACED FOR ACCESS TO M1 MOTORWAY JUNCTIONS, THE RING ROAD, AND A WIDE RANGE OF LOCAL AMENITIES.

GROUND FLOOR

- PLAYROOM
- LOUNGE
- LOBBY
- WC
- DINING ROOM
- KITCHEN
- FAMILY ROOM

FIRST FLOOR

- BEDROOM ONE (EN-SUITE)
 - BEDROOM TWO
 - BEDROOM THREE
 - BATHROOM
-

OUTSIDE

- FRONT GARDEN
- REAR GARDEN





THE PROPERTY

Jackson Grundy are pleased to market this well-presented three-bedroom detached home, positioned within a quiet close on a highly sought-after NN4 development on the south side of town. Ideally placed for access to M1 motorway junctions, the ring road, and a wide range of local amenities, the property benefits from a generous and versatile layout, gas central heating via a replacement combination boiler, and double glazing throughout.

Internally, the accommodation begins with an inviting entrance hall leading to a bright play room and a spacious living room, which in turn opens into the dining room and the kitchen. The kitchen has been fitted with an excellent range of wall-mounted and base units, modern work surfaces, a full suite of built-in appliances, and enjoys a view toward the rear garden. From the dining room, sliding doors lead into a conservatory featuring underfloor heating and plastered ceilings with spotlights. An inner hall provides access to the downstairs WC and the staircase rising to the first floor.

Upstairs, the carpeted landing serves three well-proportioned bedrooms, two of which benefit from built-in wardrobes, with the main bedroom further offering an en-suite shower room. The family bathroom includes a panelled bath with a shower mixer, a low level WC, a wash hand basin, and a double-glazed uPVC window. Additionally, there is a fully boarded loft offering valuable extra storage.

Outside, the frontage features neatly presented block-paved parking for several vehicles alongside a lawned area and a side path leading to the rear garden. The rear garden has been arranged with both artificial and natural lawn sections, a seating area, a pathway, and a summer house equipped with electricity-ideal for home working or relaxation.

EPC Rating: C. Council Tax Band: C





MATERIAL INFORMATION

Type	House
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band C
EPC Rating	C
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

Northampton is a large market town 67 miles northwest of London. One of the UKs largest towns without city status, it used to be the centre of the shoemaking industry and whilst Church's and Trickers 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).

IMPORTANT NOTICE

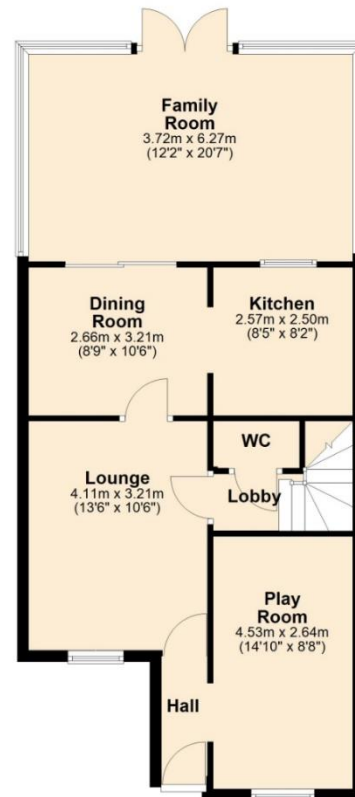
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

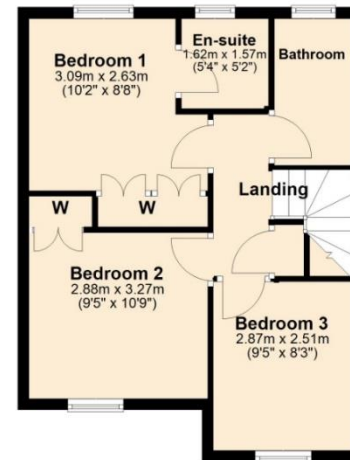
Ground Floor

Approx. 72.5 sq. metres (780.7 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



Total area: approx. 114.5 sq. metres (1232.3 sq. feet)