

# *20 Gurston Rise*

Rectory Farm, Northampton, NN3 5HY

Guide Price £575,000 Freehold



NO ONWARD CHAIN. Located within the quiet cul-de-sac of Gurston Rise, where property rarely becomes available is this established four bedroom detached bungalow. The property boasts ample living space, four double bedrooms, fitted wardrobes, refitted en-suite, wrap around garden, off road parking, EV charging point and a double garage. Additional benefits include gas central heating, an abundance of local amenities and good road links.

In brief the accommodation comprises entrance hall, WC, kitchen / breakfast room, utility, sitting room and dining room. Bedroom with en-suite, three further double bedrooms and five piece family bathroom.

Outside to the front is a long block paved driveway providing off road parking for numerous cars with EV charging point, double garage with electric door and lawned areas with bedded borders. To the rear is a manicured wrap around garden mainly laid to lawn with two patio areas and bedded borders housing a variety of mature plants, shrubs and trees.

EPC Rating E. Council Tax Band F.



## ENTRANCE HALL

Entrance via timber framed obscure glazed door. Radiator. Radon ventilation system with heat support to loft area. Airing cupboard housing water tank.

## KITCHEN / BREAKFAST ROOM 5.99m max x 5.08m max (19'8 max x 16'8 max)

Window to side elevation. Radiator. Fitted with a range of wall, base and drawer units with worksurfaces over. Under unit lighting. Stainless steel two and a half bowl sink and drainer unit with mixer tap over. Built in four ring induction hob with extractor hood over. Built in electric double oven. Pantry cupboard. Tiled splash backs. Ceiling spotlights. Space for fridge / freezer.

## UTILITY ROOM 2.72m x 1.85m (8'11 x 6'1)

Obscure glazed door to side elevation. Fitted with wall and base units with work surfaces over. Stainless steel sink unit with mixer tap over. Tiled splash backs. Worcester boiler.

## DINING ROOM 4.24m x 3.84m (13'11 x 12'7)

Timber framed double glazed sliding patio doors to rear elevation. Radiator. Coving. Double doors to sitting room.

## SITTING ROOM 5.51m x 4.78m (18'1 x 15'8)

Timber framed double glazed window to rear elevation. Timber framed double glazed sliding patio doors to rear elevation. Two radiators. Paragon remote controlled gas fire. Coving.

## BEDROOM ONE 4.01m x 3.61m (13'2 x 11'10)

Timber framed bay window to front elevation. Radiator. Fitted wardrobes with sliding mirrored doors.

## EN-SUITE

Timber framed obscure glazed window to front elevation. Radiator. Electric towel rail. Suite comprising double shower cubicle with Aqualisa shower over, low level WC and wash hand basin with mixer tap over and storage below. Wall mounted cupboards. Mirror with electric light and shaver point. Extractor fan. Tiling to half wall height and splash back areas.

## BEDROOM TWO 3.61m x 3.61m (11'10 x 11'10)

Timber framed window to rear elevation. Radiator. Built in double wardrobe.

## BEDROOM THREE 3.94m x 2.95m (12'11 x 9'8)

Timber framed double glazed window to rear elevation. Radiator. Fitted double wardrobe.

## BEDROOM FOUR 2.74m x 2.62m (9'0 x 8'7)

Timber framed double glazed window to rear elevation. Radiator.

## BATHROOM

Timber framed double glazed window to side elevation. Radiator. Five piece suite comprising shower cubicle, panelled bath, pedestal wash hand basin, bidet and low level WC. Tiled splash backs. Electric shaver point. Ceiling spotlights.

## SEPARATE WC

Timber framed obscure glazed window to rear elevation. Radiator. Suite comprising low level WC and pedestal wash hand basin. Tiling to half wall height.

## OUTSIDE

### FRONT GARDEN

Block paved driveway providing off road parking leading to the double garage. Electric Rolec EV charge point.

### DOUBLE GARAGE 5.18m x 5.05m (17'0 x 16'7)

Electric Crocodile roller door. Timber framed double glazed window to side elevation. Door to rear garden. Electric fuse box. Power and light connected.

### REAR GARDEN

Patio area. Paved pathways to the rear and side of the property. Brick built retaining wall with steps leading to the lawned area. Rear patio area. Flower and shrub borders. Shingled side garden. Gated side access.

### DRAFT DETAILS

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





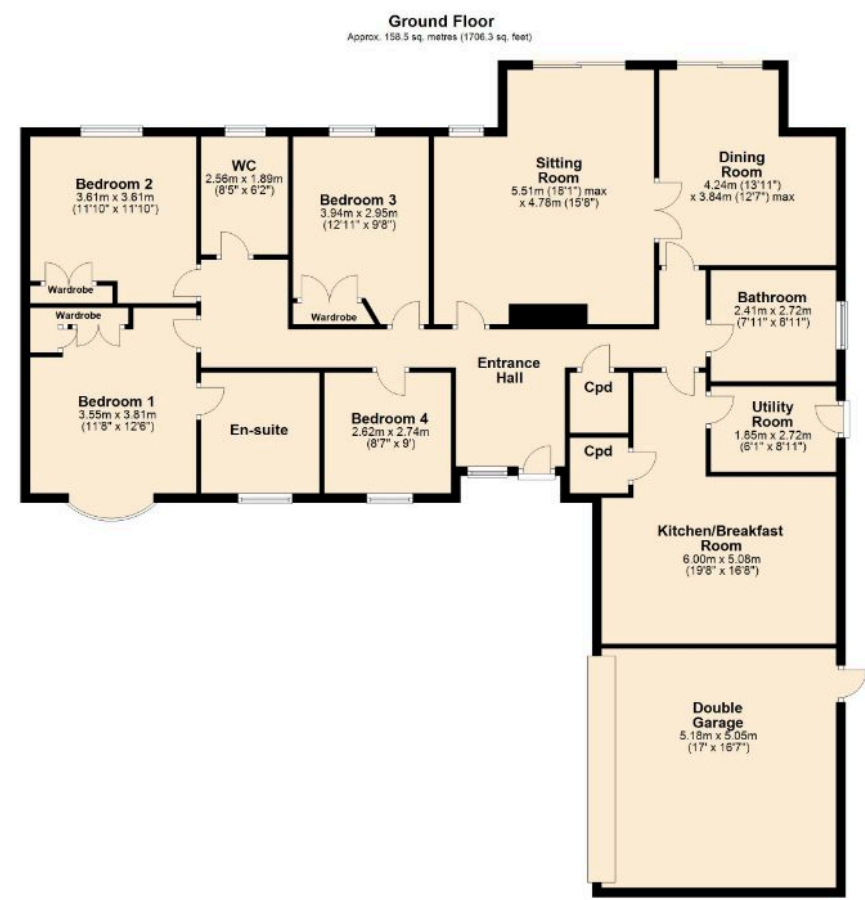
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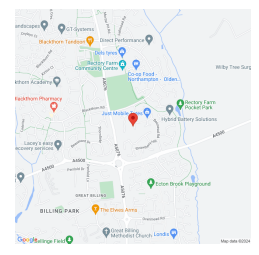
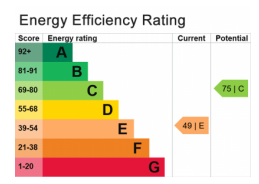


### Local Area Information

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. 158.5 sq. metres (1706.3 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.