

2 Forest Glade

Hartwell, Northampton, NN7 2ET

Offers In Excess Of £650,000 Freehold



Offered for sale with no onward chain is this beautifully presented three double bedroom detached home backing onto rolling countryside and located on a development of just six properties. Backing onto rolling countryside is this beautifully presented three double bedroom detached home located on a development of just six properties. The current owners have upgraded the property in recent times to include a stunning refitted kitchen / breakfast / family room.

Full accommodation comprises entrance hall, WC, 23ft x 18ft sitting room with dual aspect views and bi-folding doors opening onto the dining room. A refitted kitchen / breakfast / family room with a range of appliances included and a central island. There is a good sized conservatory overlooking the views and garden.

To the first floor the principal bedroom has fitted furniture and a Juliet balcony to the rear, both the principal and second bedroom have en-suites. There is a further bedroom and a family bathroom.

Outside a gravel driveway allows off road parking and leads to the detached double garage. The rear garden offers generous entertaining and lawn areas and has wonderful views.

EPC Rating D. Council Tax Band E



ENTRANCE HALL

Entrance via composite door. Radiator. Stairs rising to first floor landing with understairs storage cupboard. Coving. Recessed ceiling spotlights. Tiled floor. Panelled doors to sitting room, dining room and WC. Glazed French doors to kitchen / dining / family room.

WC 1.57m x 1.70m (5'2 x 5'7)

uPVC obscure double glazed window to side elevation. Chrome heated towel rail. Two piece suite comprising low level WC and pedestal wash hand basin. Tiled walls. Tiled floor.

SITTING ROOM 7.01m x 5.49m (23'0 x 18'0)

Two uPVC double glazed bow bay windows to front elevation. uPVC double glazed bow bay window to rear elevation. uPVC double glazed patio doors to rear elevation with superb countryside views. Air conditioning unit (hot and cold). Two radiators. Carved stone fireplace with inset gas fire and hearth. Bi-folding doors to dining room. Recessed ceiling spotlights.

DINING ROOM 5.18m x 3.96m (17'0 x 13'0)

uPVC double glazed window to rear elevation with views over countryside. Two radiators. Coving.

KITCHEN / BREAKFAST / FAMILY ROOM 6.10m x 5.49m (20'0 x 18'0)

uPVC double glazed bow bay window to side elevation. uPVC double glazed windows to both side elevations. Two radiators. A stunning refitted kitchen with a range of fitted wall, base and drawer units with granite work surfaces over. Ceramic one and a half bowl sink unit with chrome mixer tap and boiling hot tap over. Space for range cooker. Integrated appliances to include washing machine, tumble dryer, Neff dishwasher and fridge. Built in combination microwave. Wine cooler built into central island along with further cupboards and drawers. Low level granite breakfast bar. Vailant boiler concealed in cupboard. Coving. Recessed ceiling spotlights. Tiled floor. Half glazed door to rear porch. uPVC double glazed door to conservatory.

SIDE PORCH

uPVC double glazed door to side elevation. Built in cupboard and wall unit. 'Matsui' freezer. Tiled floor. Recessed ceiling spotlights.

CONSERVATORY 3.35m x 7.01m (11'0 x 23'0)

uPVC double glazed brick conservatory with windows to side and rear elevations enjoying the views. Tiled floor. Radiator. Air conditioning unit (hot and cold). Power and light connected. Can be separated into two rooms with the fitted uPVC double glazed French doors.

FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Radiator. Access to loft space. Panelled doors to:

PRINCIPAL BEDROOM 5.18m x 3.86m (17'0 x 12'8)

uPVC double glazed French doors to rear elevation with rolling countryside views and Juliet balcony. uPVC double glazed window to side elevation. Two radiators. A range of cream fitted furniture including wardrobes and drawers. Coving. Air conditioning unit (hot and cold). Television aerial point. Panelled door to:

EN-SUITE 2.31m x 2.90m (7'7 x 9'6)

uPVC obscure double glazed window to side elevation. Chrome heated towel rail. Three piece white suite comprising low level WC, beautifully carved wood and marble vanity unit with inset wash hand basin, double shower cubicle and Jacuzzi corner bath. Tiled walls. Tiled floor. Extractor fan. Recessed ceiling spotlights.

BEDROOM TWO 3.56m x 3.33m (11'8 x 10'11)

uPVC double glazed window to side elevation. Radiator. Coving. Built in double wardrobes. Television aerial point. Panelled door to:

EN-SUITE 2.49m x 1.37m (8'2 x 4'6)

uPVC obscure double glazed window to front elevation. Chrome heated towel rail. Three piece white suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiled walls. Tiled floor. Built in airing cupboard with Mega Flo tank.

BEDROOM THREE 2.44m x 2.44m (8'0 x 8'0)

uPVC double glazed window to side elevation. Radiator. Built in double wardrobe. Coving. Television aerial point.

BATHROOM 2.49m x 1.65m (8'2 x 5'5)

uPVC obscure double glazed window to rear elevation. Chrome heated towel rail. Three piece white suite comprising low level WC, wash hand basin with cupboard under and Jacuzzi bath with chrome shower over and glass side screen. Tiled walls. Tiled floor. Recessed ceiling spotlights.

OUTSIDE

FRONT GARDEN

An open plan frontage with gravelled driveway providing off road parking for ample vehicles and leads to the double garage.

GARAGE

Detached double garage with electric up and over door. Power and light connected. uPVC double glazed door and window to side elevation. Potential to convert to an annexe subject to planning permission.

REAR GARDEN

The enclosed rear garden backs onto open countryside and has been well maintained. An extensive paved patio area to the side ideal for alfresco with well stocked borders and a further patio.

DRAFT DETAILS

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





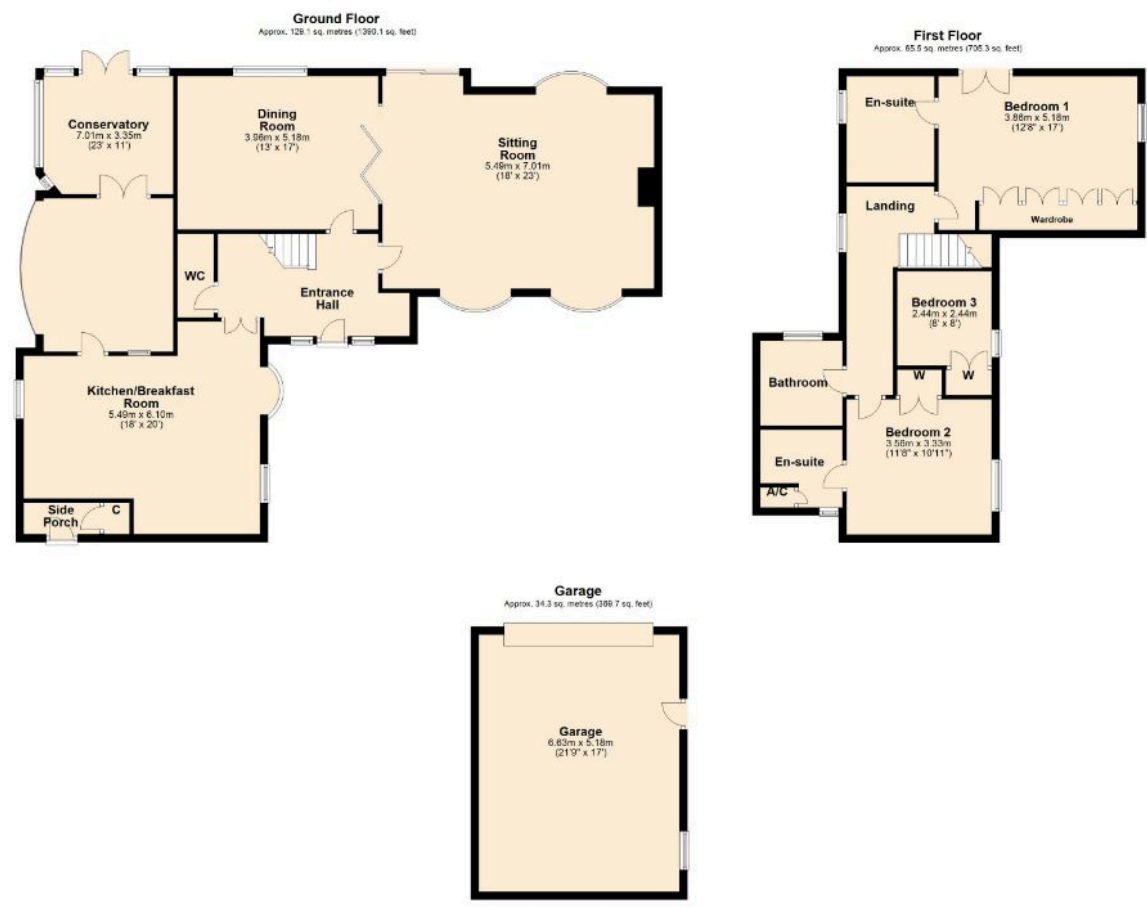
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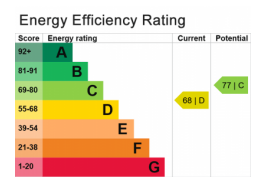


Local Area Information

Located to the south of Northamptonshire and just north of Buckinghamshire, Hartwell is less than 5 miles from M1 J15 and only 8 miles from the centre of Northampton. Within the village itself are a parish church, the outstanding Ofsted rated primary school and similarly rated pre-school, public house, community centre, a pocket park, and village shop. However, Hartwell is best known for being situated next to Salcey Forest, a former medieval hunting forest which is still commercially active for timber products and is now managed by the Forestry Commission, and has walking, biking and riding trails. Additional facilities and amenities can be accessed in the nearby larger village of Roade 2 miles away, with high street shopping and local government provisions being available in Northampton along with a mainline rail service to both London Euston and Birmingham New Street. Milton Keynes centre and train station are located within 10 miles.



Total area: approx. 229.0 sq. metres (2485.1 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.