

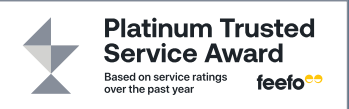


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# West Haddon Road, Cold Ashby, Northampton, Northamptonshire, NN6 6EE

£550,000 Detached Bungalow

4 2 2



Department: Sales

Tenure: Freehold

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## Property Summary

An individual detached bungalow situated on the edge of the village adjacent to fields. Cold Ashby sits in the north west of Northamptonshire amongst lovely countryside and has good access to the A14 and highly regarded Guilsborough School.

## Features & Utilities

- ✓ Detached Bungalow
- ✓ Four Bedrooms
- ✓ Adjacent To Fields
- ✓ Private Garden
- ✓ Double Garage
- ✓ No Onward Chain



# Property Overview

An individual detached bungalow situated on the edge of the village adjacent to fields. Cold Ashby sits in the north west of Northamptonshire amongst lovely countryside and has good access to the A14 and highly regarded Guilsborough School. There are amenities in West Haddon and Guilsborough just a few minutes drive away. This large single storey property has a hall, sitting room, dining room, 33ft conservatory, 24ft kitchen / breakfast / living room, four bedrooms,

bathroom and en-suite wet room. There is a driveway, double garage and private rear garden. The property has uPVC double glazing, radiator heating and is offered for sale with no onward chain.

EPC Rating D. Council Tax Band F.

## ENTRANCE HALL

Entrance via front door. Two radiators. Walk in airing cupboard. Boiler room. Access to loft space. Space for furniture.

## SITTING ROOM 5.82m x 4.04m (19'1 x 13'3)

Window to side elevation. Two radiators. Fireplace with open chimney. Two sets of double doors to the conservatory.

## DINING ROOM 3.73m x 3.12m (12'3 x 10'3)

Window to side elevation. Radiator.

## CONSERVATORY 10.06m max x 5.61m max (33'0 max x 18'5 max)

uPVC double glazed construction. Two electric heaters. Double doors to the garden.

## KITCHEN / BREAKFAST / LIVING ROOM 7.37m x 3.99m (24'2 x 13'1)

Window to front elevation. Two radiators. Fitted with a range of wall, base and drawer units with work surfaces over. Space for cooker, dishwasher, washing machine and fridge / freezer. Extractor hood. Twin sink unit. Tiled splash backs.

Sliding door to conservatory.

## BEDROOM ONE 3.81m x 3.89m (12'6 x 12'9)



Bay window to side elevation. Radiator. Door to:

#### **EN-SUITE WET ROOM 1.88m x 2.67m (6'2 x 8'9)**

Window to side elevation. Radiator. Suite comprising shower, wash hand basin and WC. Tiled walls.

#### **BEDROOM TWO 2.77m x 3.96m (9'1 x 13'0)**

Window to side elevation. Radiator.

#### **BEDROOM THREE 2.77m x 2.90m (9'1 x 9'6)**

Window to side elevation. Radiator. Fitted wardrobes.

#### **BEDROOM FOUR 1.88m x 3.51m (6'2 x 11'6)**

Window to side elevation. Radiator.

#### **BATHROOM 1.88m x 2.31m (6'2 x 7'7)**

Window to side elevation. Radiator. Suite comprising bath, WC and wash hand basin.

#### **OUTSIDE**

##### **FRONT GARDEN**

Gravel driveway.

##### **DOUBLE GARAGE 5.89m x 4.88m (19'4 x 16'0)**

Twin up and over doors.

##### **REAR GARDEN**

Lawn with established borders. Greenhouse and garden shed. Un-overlooked from the rear.

#### **MATERIAL INFORMATION**

Electricity Supply â Ask Agent

Gas Supply â Ask Agent

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network->

operator

Water Supply â Ask Agent

Sewage Supply â Ask Agent

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels â Ask Agent

EV Car Charge Point â Ask Agent

Primary Heating Type â Ask Agent

Parking â Ask Agent

Accessibility â Ask Agent

Right of Way â Ask Agent

Restrictions â Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction â Ask Agent

Outstanding Building Work/Approvals â Ask Agent

### 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.

# Floorplan





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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