



Tilbury Rise
East Haddon, Northampton

**JACKSON
GRUNDY** | *The
Village
Agency*



Tilbury Rise

East Haddon, Northampton, NN6 8BW

TOTAL AREA: APPROX. 187.44 SQ. METRES (2017.6 SQ. FEET)

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME SITUATED IN A QUIET CUL-DE-SAC AND FEATURING AN OUTSTANDING VIEW OVER ROLLING COUNTRYSIDE PLUS A VERY LARGE KITCHEN / BREAKFAST / DINING / LIVING ROOM.

GROUND FLOOR

- ENTRANCE HALL
- STUDY
- SITTING ROOM
- KITCHEN / DINING / LIVING ROOM
- UTILITY ROOM
- CLOAKROOM

OUTSIDE

- FRONT GARDEN
- OFF ROAD PARKING
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- DRESSING ROOM
- EN-SUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM

Guide Price £650,000 Freehold





THE PROPERTY

Downstairs, there is a hall large enough for furniture, cloakroom, sitting room with doors to the garden, study and a kitchen with granite work tops and island incorporating a breakfast bar that flows into the dining area which in turn is open plan to the living room and lastly there is a good sized utility room.

On the first floor the main bedroom has a dressing room with wardrobes that leads to the en-suite shower room. There are three further bedrooms and a family bathroom.

To the front is a block paved driveway for several cars and to the rear there are three attractively paved seating area to follow or avoid the sun throughout the day. The entire garden and every window to the rear takes advantage of the lovely view. The lawn has established borders and there is a 16ft x 8ft garden shed.

EPC Rating TBC. Council Tax Band F.



MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band F
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas 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
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

East Haddon is a small village, 8 miles from Northampton, with a thriving community spirit and a variety of clubs and societies. It has a pub/hotel, The Red Lion, incorporating The Shires Cookery School which offers an extensive range of specialist classes, a church, chapel, village hall and primary school which feeds into Guilsborough Secondary School less than 4 miles away. Featured on BBC Gardeners World, Haddonstone's acclaimed show gardens are also located here in the village within Manor House gardens. The nearby villages of The Bringtons, Ravensthorpe, Spratton and Long Buckby, all of which are positioned within a 3 mile radius, provide further local amenities with the latter also having a mainline rail service to London Euston and Birmingham New Street. Access to M1 motorway Junction 18 and A5 Watling Street can be gained less than 7 miles away via the A428 Northampton to Rugby road which runs just south west of East Haddon.

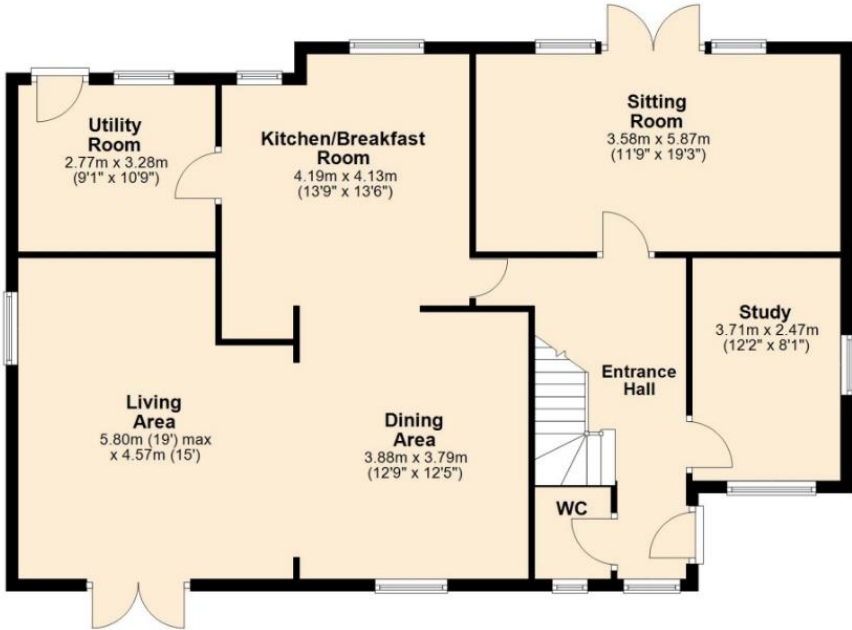
IMPORTANT NOTICE

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.

TOTAL AREA: APPROX. 187.44 SQ. METRES (2017.6 SQ. FEET)

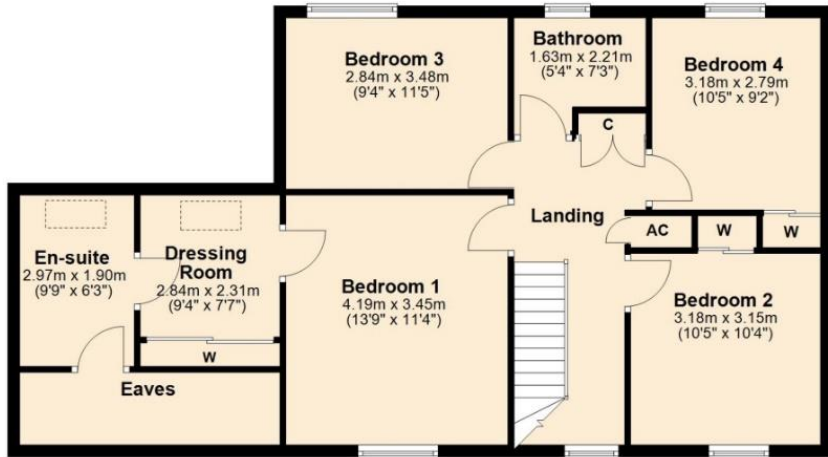
Ground Floor

Approx. 113.3 sq. metres (1219.9 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.7 sq. feet)





01604 624900

thevillageagency@jacksongrundy.co.uk

www.jacksongrundy.com



@jacksongrundyestateagents

**JACKSON
GRUNDY** | The
Village
Agency