



Thorburn Road
Northampton

JACKSON GRUNDY | *The Village Agency*



Thorburn Road
Northampton, NN3 3DA

TOTAL AREA: APPROX. 219.86 SQ. METRES (2366.6 SQ. FEET)

THORBURN GARDENS IS AN EXCLUSIVE DEVELOPMENT OF JUST THREE PROPERTIES, CONSTRUCTED IN 2021 AND LOCATED ON A PRIVATE DRIVEWAY AND WITH ELECTRONICALLY OPERATED GATED ACCESS WITHIN ONE OF NORTHAMPTON'S MOST HIGHLY DESIRED RESIDENTIAL AREAS.

GROUND FLOOR

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

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR LANDING

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

£895,000 Freehold





THE PROPERTY

Thorburn Gardens is an exclusive development of just three properties, constructed in 2021 and located on a private driveway and with electronically operated gated access within one of Northampton's most highly desired residential areas.

The property boasts high specification kitchen appliances, sitting room with log burner, four double bedrooms, two en-suite bathrooms, south westerly facing rear garden, double garage and is offered with no onward chain.

Walking into the property you are greeted by a large entrance hall with stairs leading to the first floor and doors providing access to all rooms including the cloakroom, a generously sized study/playroom and a large living room with log burner and bi-fold doors onto the garden. On the opposite side of the hall are glazed double doors which open into the expansive kitchen / dining / family room which has been fitted to a high specification with porcelain tiled floor, quartz worktops and Neff fitted appliances which include induction hob, double oven, tall fridge and dishwasher. The kitchen also benefits from bi-fold doors to the rear garden and a door into the utility which also has quartz worktops and a tall Neff freezer.

Off the galleried landing is the large principal bedroom with fitted wardrobes and en-suite with large walk in shower, bedroom two with en-suite shower room, a further two double bedrooms and family bathroom with four piece suite.

Outside beyond the electronically operated gates there are two driveways, one to the side of the property providing parking for two cars and the other directly in front of the house and garage with parking for three cars. The garage is double in size with automatic door, light and power connected. The south westerly facing garden is private and the lawn wraps around the property offering fantastic outdoor family and entertaining space.

EPC Rating B. Council Tax Band G.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	B
Electricity Supply	Mains
Gas Supply	Ask Agent
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Under Floor Heating
Parking	Driveway, Double Garage
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

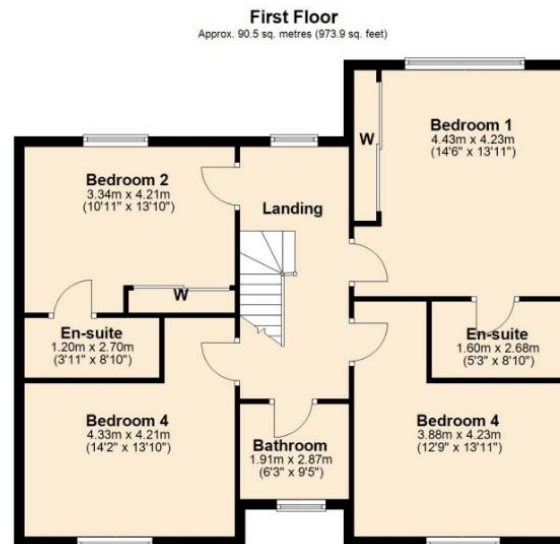
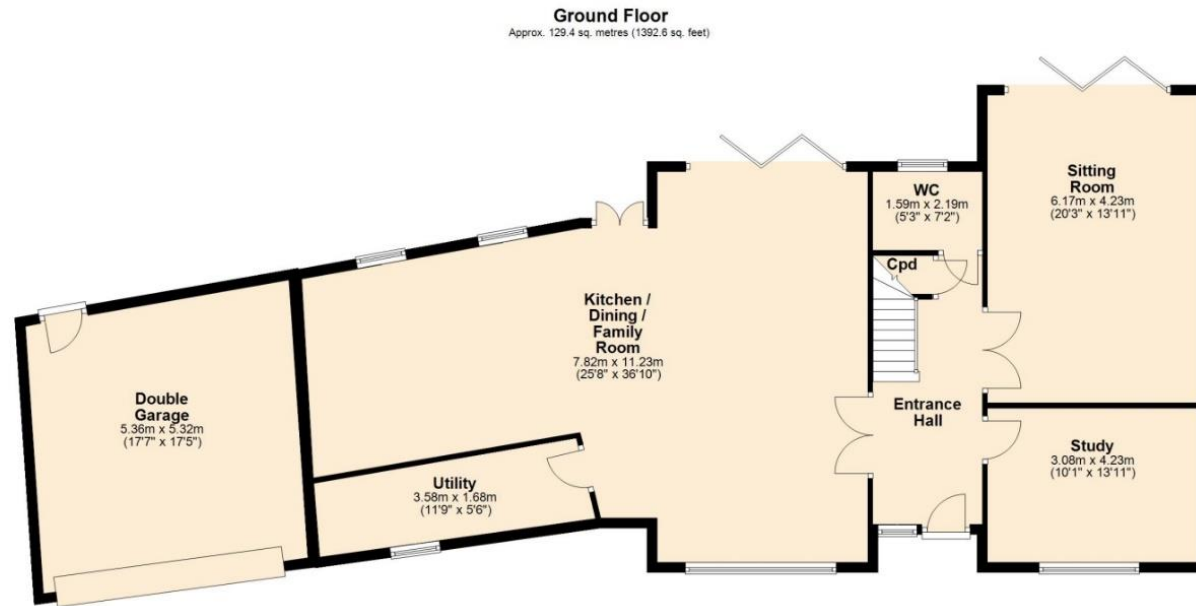
Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately ¼ mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.

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

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