



Northfield Green
East Haddon, Northampton

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



Residents Green Area

Northfield Green

East Haddon, Northampton, NN6 8BJ

TOTAL AREA: APPROX. 225.21 SQ. METRES (2424.1 SQ. FEET)

NORTHFIELD GREEN IS A QUIET CUL-DE-SAC WITHIN THE HIGHLY DESIRED VILLAGE OF EAST HADDON WHICH IS SURROUNDED BY BEAUTIFUL NORTH NORTHAMPTONSHIRE COUNTRYSIDE. THE CUL-DE-SAC ITSELF UNIQUELY BOASTS ITS OWN, RESIDENTS ONLY, GREEN AND IS WHERE YOU WILL FIND THIS SUBSTANTIAL AND STONE BUILT, FIVE BEDROOM DETACHED FAMILY HOME WITH APPROXIMATELY 2400 SQ FT OF INTERNAL SPACE.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- STUDY
- SITTING ROOM
- DINING ROOM
- CONSERVATORY
- KITCHEN
- BREAKFAST ROOM
- UTILITY ROOM

SECOND FLOOR

- LANDING / SNUG
- BEDROOM TWO
- BATHROOM

OUTSIDE

- STORM PORCH
- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- BEDROOM ONE
- EN-SUITE
- BEDROOM THREE
- BEDROOM FOUR
- BEDROOM FIVE
- BATHROOM

£650,000 Freehold





THE PROPERTY

Northfield Green is a quiet cul-de-sac within the highly desired village of East Haddon which is surrounded by beautiful North Northamptonshire countryside. The cul-de-sac itself uniquely boasts its own, residents only, green and is where you will find this substantial and stone built, five bedroom detached family home with approximately 2400 sq ft of internal space.

Walking through the front garden and under the storm porch you enter the hallway off which you have access to the WC and study to the front. To the left of the hallway is the large sitting room with log burner and views onto the front garden. Glazed oak double doors open onto the well proportioned dining room at the end of which are glazed French doors to the airy conservatory with panoramic views of the southerly facing garden. To the rear of the ground floor is a large modern kitchen with range cooker, fitted dishwasher, fitted fridge / freezer and a multitude of units. An archway leads you through to the bright breakfast room with doors to the rear garden and practical utility room.

The first floor is host to the generously sized principal bedroom with two windows looking toward the green and door leading to the en-suite shower room. Off the landing are a further three double bedrooms and well appointed family bathroom.

Stairs lead up to the second floor which is a superb space for older children or guests with its large landing which acts as this floor's reception room beyond which is an expansive bedroom with fitted wardrobes and en-suite bathroom.



Outside to the front is a lawned garden with mature bedded borders and a double width block paved driveway which leads towards a double garage with light and power connected as well as a courtesy door to garden. The rear garden is perfect for basking in the sun with its southerly aspect, paved patio and lawned areas with bedded borders.

EPC Rating C. Council Tax Band G.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
EPC Rating	C
Electricity Supply	Ask Agent
Gas Supply	Ask Agent
Water Supply	Ask Agent
Sewerage Supply	Ask Agent
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Ask Agent
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Ask Agent
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

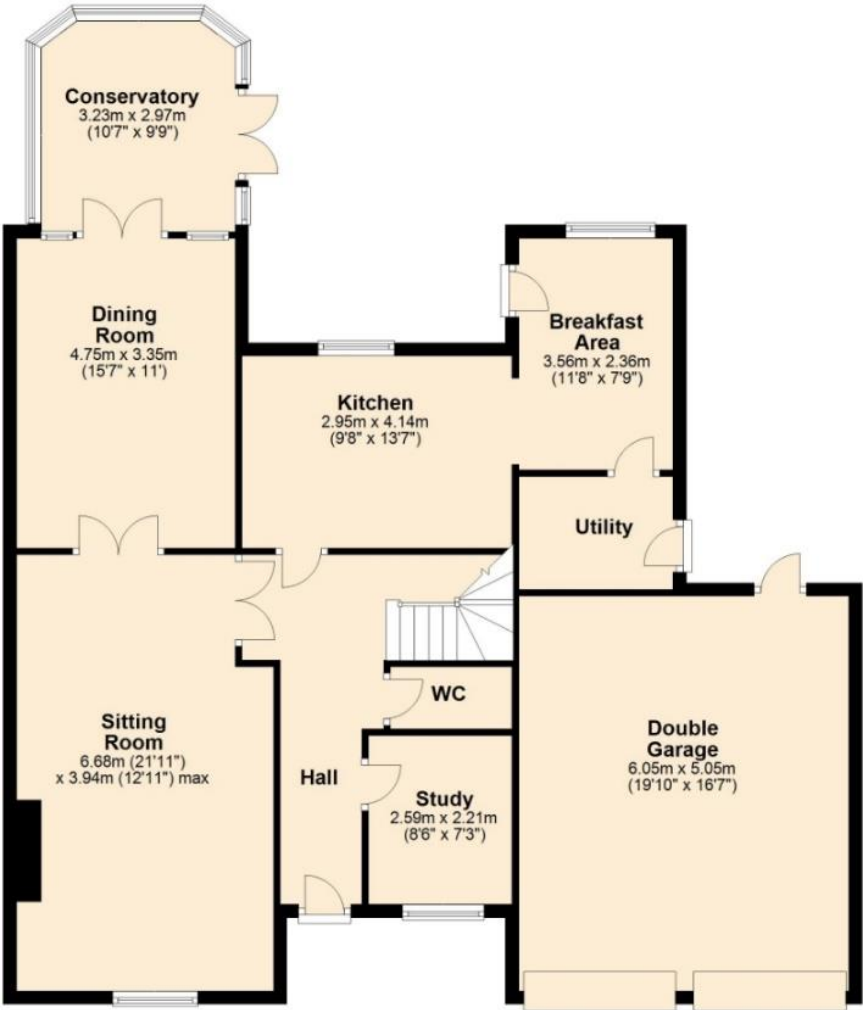
Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. 225.21 SQ. METRES (2424.1 SQ. FEET)

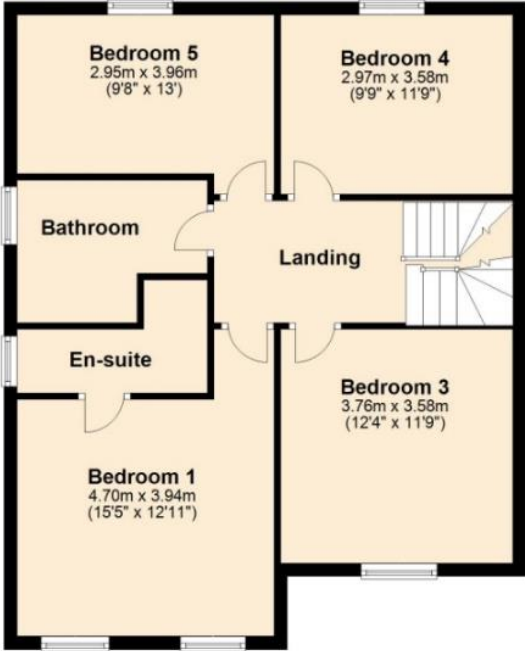
Ground Floor

Approx. 97.4 sq. metres (1048.4 sq. feet)



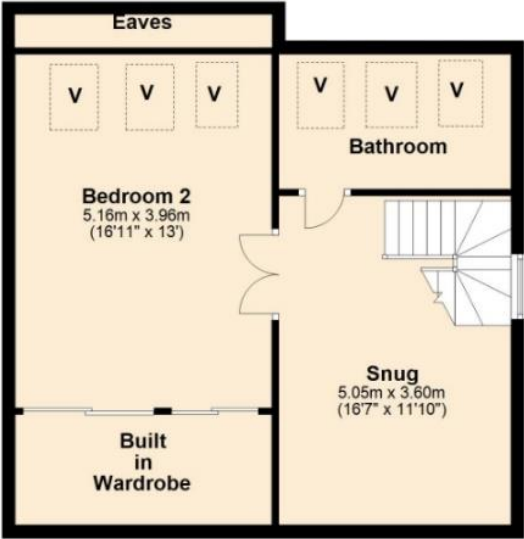
First Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



Second Floor

Approx. 57.0 sq. metres (613.7 sq. feet)





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