



Capell Rise

Flore, Northampton

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



Capell Rise

Flore, Northampton, NN7 4ND

TOTAL AREA: APPROX. - SQ. METRES (- SQ. FEET)

BUILT IN 2017 IS THIS UNIQUE AND EFFICIENT FAMILY HOME WITH FIVE BEDROOMS, LOCATED IN A CUL-DE-SAC WITHIN THE POPULAR VILLAGE OF FLORE.

GROUND FLOOR

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

SECOND FLOOR

- BEDROOM FOUR
- BEDROOM FIVE

OUTSIDE

- FRONT GARDEN
- REAR GARDEN

FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

Guide Price £575,000 Freehold





THE PROPERTY

Walking into the hallway you are immersed with light and its spectacular three storey high reception. Doors leading to a utility room, cloakroom, study with vaulted ceiling, large sitting room and the kitchen / dining room. This modern yet traditional kitchen / dining room house a large island with storage and breakfast bar, quartz work tops, fitted appliances and a range cooker. Bi-fold doors lead you out to the expansive decked area.

The first floor hosts three double bedrooms, one with en-suite and two with Juliet balconies and southerly aspects. The luxury bathroom has a roll top bath, double shower and twin wash hand basins. The second floor has two further double bedrooms both with eaves storage. All the upper floors have light and airy galleried landings.

Outside to the front you have a tiered gravelled garden providing off road parking for multiple cars. The rear garden is private and southerly facing with a large decked area with sunken hot tub, perfect for entertaining. Steps lead down to a secluded lawn area.

EPC Rating B. Council Tax Band E.



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 E
EPC Rating	B
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, Gas Heating
Parking	Parking
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
Rights Of Way	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

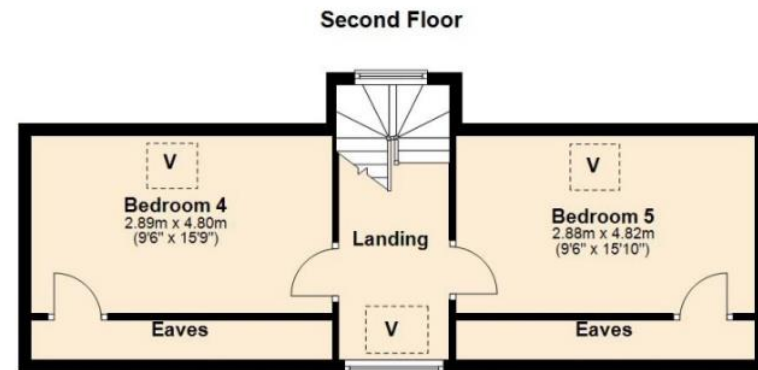
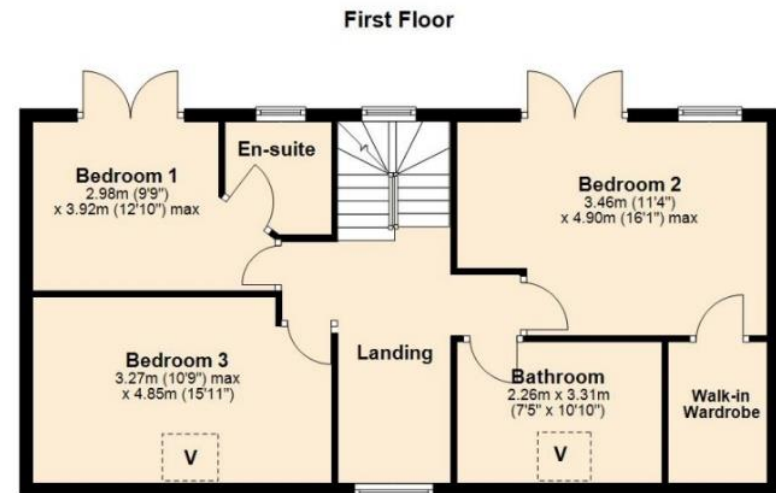
Flore lies on a south facing hillside positioned between the towns of Northampton (5 miles) and Daventry (7 miles away) with the heart of the old village sitting south of the A4500 Northampton ring road, but now benefits from a newly opened bypass. The village has two churches and a primary school which offers a link into Campion School, Bugbrooke for secondary education. Other amenities include a public house, general stores/post office and plant nursery which also incorporates children's petting farm, produce shop and café on a seasonal basis. Millennium Hall supports a variety of social activities including keep fit classes and 'The Floreboards' amateur dramatics group. Flore has excellent transportation links, M1 J16 is only 2 miles away and the A5 1 mile, as well as mainline rail services to London Euston and Birmingham New Street from either Northampton or Long Buckby stations.

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. - SQ. METRES (- SQ. FEET)



Total area: approx. 202.3 sq. metres (2177.3 sq. feet)



☎ 01604 624900

✉ thevillageagency@jacksongrundy.co.uk

🌐 www.jacksongrundy.com

📘 📷 @jacksongrundyestateagents

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