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ESTATE AGENTS



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Plot 4, Jasmine Gardens Daventry Road, Southam, CV47 1NW

# Plot 4, Jasmine Gardens Daventry Road, Southam, CV47 1NW

A fabulous opportunity to purchase a four-bedroomed detached executive home situated on a private development on the outskirts of Southam village. This property extends to approximately 2,200 square feet offering entrance hall, open plan kitchen/dining room, five bedrooms, two ensuites and a family bathroom to the first floor. The property will benefit from off-road parking and access to a double garage with a wonderful rear garden and views to the side over open fields. The property will be finished to a high specification and developed by Harrison Homes Limited.

## Price £825,000 Freehold

### ACCOMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

17'10 x 7'07

A fabulous entrance hall entered via a composite part glazed front door there is a tiled floor with underfloor heating through the ground floor with stairs rising to the first floor and the entrance hall opens up to:-

##### LOUNGE

22'09 x 16'02

With double doors from the entrance hall there is a bay window to the front elevation with a three casement window to the side elevation, the tiled floor continues with underfloor heating and TV points are connected. There are double doors leading through to:-



##### SUNROOM

16'02 x 12'05

A fabulous garden room with windows either side and patio doors leading to the rear garden. This room has continued underfloor heating with a tiled floor and can be used for various options including a work from home office, dining area or a playroom.

##### KITCHEN/BREAKFAST ROOM



##### KITCHEN AREA

24'02 x 14'03

A fabulous open plan kitchen area providing under floor heating with tiled floor, the kitchen is fitted with a range of floor and wall mounted cabinets with electric induction hob, extractor above, double oven, sink with composite worktops overlooking a three casement window to the rear elevation and door leading to the rear. A three casement window to the front elevation and a door leading through to:-



##### UTILITY ROOM

7'0 x 5'03

This room has a window to the rear elevation with low level storage with washing machine, tumble dryer and an ideal combination boiler fitted.



##### OFFICE

11'08 x 10'11

Open plan to the kitchen with a vaulted ceiling there are windows to the front and rear elevations leading to the side.



##### FIRST FLOOR

##### LANDING

11'01 x 10'03

With windows to the ceiling with airing cupboard containing the hot water cylinder and pressurised tank. There are doors leading to:-

##### BEDROOM ONE

16'02 x 9'09

Two windows to the rear elevation with radiator below, pendant lights to the ceiling and space for a king size bed. A door leads to:-



##### ENSUITE

9'08 x 3'10

A fully tiled suite with WC, wash hand basin and a double shower cubicle.



##### DRESSING ROOM

5'06 x 4'0

Accessed as you come into the bedroom.

##### BEDROOM TWO

11'11 x 9'09

With a four casement window to the front elevation with space for a double bed, TV points connected and a radiator. A door leads through to:-



##### ENSUITE

8'09 x 3'10

Suite comprising double shower cubicle, fully tiled from floor to ceiling with windows to the side elevation, WC and wash hand basin.

##### BEDROOM THREE

15'03 x 10'04

Fitted with storage to the eaves and a dormer window to the side elevation there is space for a double bed and carpet fitted.



##### BEDROOM FOUR

13'0 x 9'08

A three casement window to the front elevation with space for a king size bed, pendant light fitted with radiator connected and carpet fitted.

##### BEDROOM FIVE

12'01 x 8'07

With a window to the side elevation overlooking the open fields with space for a double bed and carpet fitted.

##### FAMILY BATHROOM

8'05 x 7'10

Suite comprising bath and separate shower cubicle, WC, wash hand basin with vanity unit fitted and a window to the front elevation.



##### OUTSIDE



##### REAR GARDEN



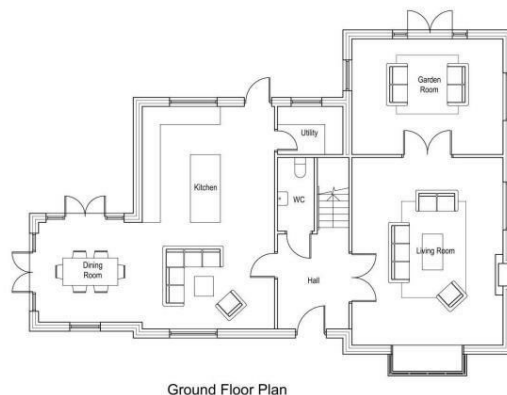
##### SERVICES

Mains drainage, gas, water and electricity are connected.

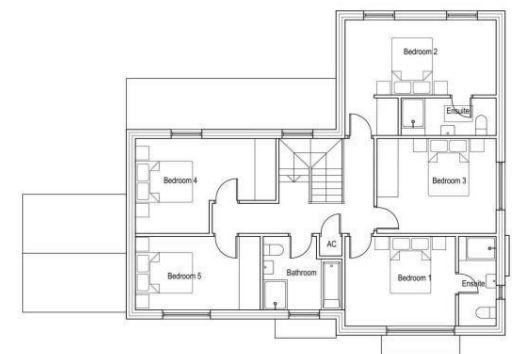
##### HOW TO GET THERE

From Southam centre head east towards Daventry Road on the A425 proceeding out of the village and the site can be found at the end of the village on the left hand side before Calcult Meadow.

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Ground Floor Plan



First Floor Plan