



52 Buxton Way, Buckton Fields, Northampton, NN2 8GD
£280,000 Freehold

Jackson Grundy are delighted to bring to market this beautifully presented three bedroom semi detached property built by Martin Grant Homes to their Harlestone design in 2022, and situated on the sought after Buckton Fields development. The property benefits from remaining NHBC Warranty, en-suite to master bedroom, downstairs WC and two parking spaces, still in fantastic like new condition. Within close proximity to local amenities and schools this is an idea first time buy or family home. Offered to market with no onward chain. EPC Rating: B. Council Tax Band: C

We have been advised of the following: Fixed rent charge £186.80pa This information would need to be verified by your chosen legal representative.

**Very Well Presented | Three Bedroom Semi Detached | En-Suite To Bedroom One |
Remainder NHBC Warranty | Driveway For Two Cars | No Chain**

modern marketing · traditional values

ENTRANCE HALL

uPVC semi glazed entrance door into hall. Doors to WC, kitchen and lounge. Staircase rising to first floor.

WC

Wood effect flooring. Radiator. Suite comprising concealed cistern WC with push button flush and pedestal wash hand basin. Tiled splash back. Extractor fan.

KITCHEN/DINING ROOM 5.16m x 2.64m (16'11 x 8'8)

uPVC double glazed window to front elevation. Radiator. Wood effect flooring. Base and wall mounted grey matt units with wood effect roll top surface over and upstands. Integrated one and a half bowl stainless steel sink and drainer. Four ring gas hob with glass splash back and extractor over with integrated Bosch oven under. Integrated fridge/freezer. Space and plumbing for washing machine. Spotlights and pendant to ceiling. Space for dining table and chairs. Storage cupboard.

LOUNGE 3.61m x 4.70m (11'10 x 15'5)

uPVC double glazed windows and doors to rear elevation. Radiator. Storage cupboard.

FIRST FLOOR LANDING

Radiator. Access to loft space. Two storage cupboards. Doors to all rooms.

BEDROOM ONE 3.33m x 2.59m (10'11 x 8'6)

uPVC double glazed window to front elevation. Radiator. Fitted mirrored storage. Door to:

EN-SUITE

Suite comprising enclosed shower cubicle with sliding glass door and wall mounted shower, wall mounted wash hand basin with mixer tap over and concealed cistern WC with push button flush. Extractor fan. Lino tiled effect flooring and half tiled wall and shower surround.

BEDROOM TWO 3.61m x 2.44m (11'10 x 8'0)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.61m x 2.18m (11'10 x 7'2)

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

Lino tiled floor and half wall. Suite comprising concealed cistern WC with button flush, pedestal wash hand basin with mixer tap over and panelled bath with mixer tap and shower. Heated towel rail and uPVC double glazed obscured window to rear elevation.

OUTSIDE

FRONT GARDEN

Path to front door with shrub area. Tarmac double driveway.

REAR GARDEN

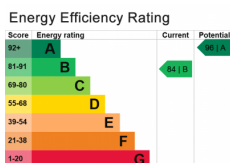
Fully enclosed by fence, patio area leading to gated side access and laid to lawn.

AGENTS NOTE

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DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

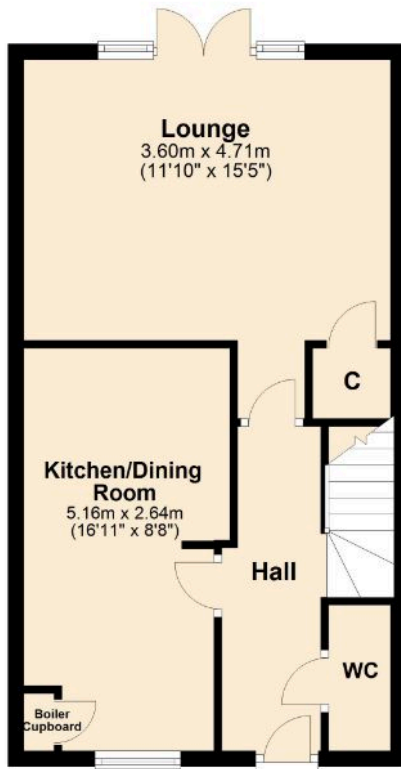


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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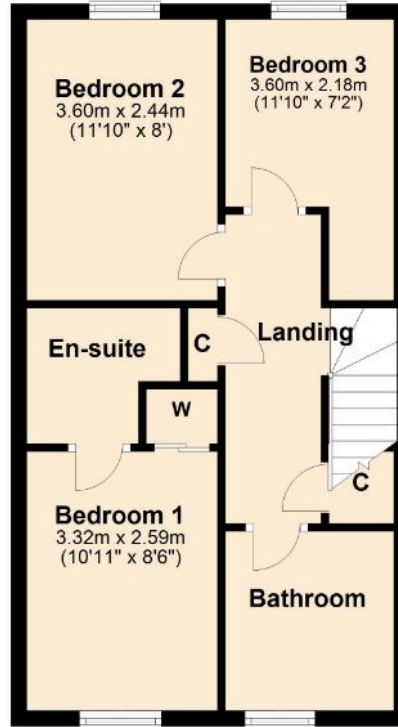
Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)



LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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