



**4 Tiggy Hole, Buckton Fields, Northampton, NN2 8FA**  
**£515,000 Freehold**

\*NO ONWARD CHAIN\* A beautifully presented substantial four bedroom detached family home situated in the sought after location of Buckton Fields, situated within close proximity to local schools, amenities, Smiths Farm Shop and local countryside walks. Constructed in 2017 by Bloor Homes to the 'Osterley' design to provide to the ground floor accommodation a generous study, lounge, cloakroom, spacious kitchen/dining/living area and utility space. To the first floor there are four bedrooms, a family bathroom, en-suite to second and master bedroom also benefitting from a dressing room area. To the rear of the property there is a pleasant garden fully enclosed by fencing, mainly laid to lawn with patio area and decked area with various established shrubs and trees creating a degree of privacy. To the front of the property there is a double garage and off road parking for several vehicles. Call [01604 722197](tel:01604722197) to arrange a viewing. EPC Rating: B. Council Tax Band: F

**Four Bedroom Executive Property | Two En-Suites | Constructed in 2017 by Bloor Homes | Cul-De-Sac Location | Great Location Throughout | No Chain**

modern marketing · traditional values

### ENTRANCE HALL

uPVC entrance door. Wood effect flooring. Radiator.  
Staircase rising to first floor landing. Doors to:

### WC

Radiator. Suite comprising Low level WC and pedestal wash hand basin. Vinyl flooring.

### LOUNGE 5.46m x 3.66m (17'11 x 12'0)

uPVC double glazed window to front elevation. Two radiators.

### KITCHEN/FAMILY ROOM 3.61m x 8.89m (11'10 x 29'2)

Kitchen Area: Two uPVC double doors onto the garden. uPVC double glazed window to rear elevation. uPVC double glazed window to side elevation. Wall, base and larder cupboards with roll top wood effect surface over to include breakfast bar area with upstands. Space for bottle storage and freestanding fridge freezer. Integrated double oven and glass hob with extractor over. One and a half bowl sink and drainer with mixer flexi tap over. Tiled splash backs. Integrated dishwasher. Wood effect flooring continuing through to:

Family Area: Vaulted ceiling. Two skylights. Two radiators. Door to utility.

### UTILITY ROOM 1.85m x 1.78m (6'1 x 5'10)

uPVC double glazed door to side elevation onto driveway. Base units with roll top wood effect work surface over. Stainless steel sink and drainer with mixer tap over. Space for washing machine. Wood effect flooring.

### STUDY 2.87m x 3.00m (9'5 x 9'10)

Two uPVC double glazed windows to front and side elevations. Radiator. Wood effect flooring.

### FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Airing cupboard. Doors to all rooms.

### BEDROOM ONE 3.00m x 3.66m (9'10 x 12'0)

uPVC double glazed window to front elevation. Radiator. Opening to:

### DRESSING AREA 2.11m x 2.08m (6'11 x 6'10)

Dressing area with fitted mirror wardrobes to two walls. Radiator. Door into en-suite.

### EN-SUITE

uPVC double glazed obscured window to rear elevation. Heated towel rail. Suite comprising low level WC, wall mounted wash hand basin and double shower cubicle with tiling to water sensitive areas. Extractor fan.

### BEDROOM TWO 3.73m x 2.77m (12'3 x 9'1)

uPVC double glazed windows to side and rear elevations. Radiator. Fitted wardrobes. Door to en-suite.

### EN-SUITE

Radiator. Low level WC, pedestal wash hand basin and double shower enclosure. Extractor fan. Tiled flooring. Tiling to splash back areas.

### BEDROOM THREE 3.43m x 2.97m (11'3 x 9'9)

uPVC double glazed window to side elevation. Radiator. Fitted wardrobe.

### BEDROOM FOUR 2.97m x 2.95m (9'9 x 9'8)

uPVC double glazed window to front elevation. Radiator. Wood effect flooring.

### BATHROOM 2.62m x 2.06m (8'7 x 6'9)

Obscure uPVC double glazed window to front elevation. Radiator. Suite comprising low level WC, wall mounted vanity unit sink with storage under and panelled bath with shower screen and shower over. Extractor fan. Tiling to splash back areas. Tiled flooring.

### OUTSIDE

### FRONT GARDEN

Off road parking for four vehicles leading to double garage. Tidy front garden leading to the front door.

### DOUBLE GARAGE

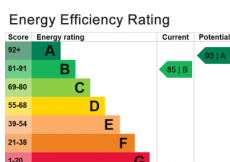
Up and overs doors. Light and power with storage into loft space.

### REAR GARDEN

Patio area with lawn and various established shrubs and trees. Fully enclosed by timber fence and side gated access to driveway.

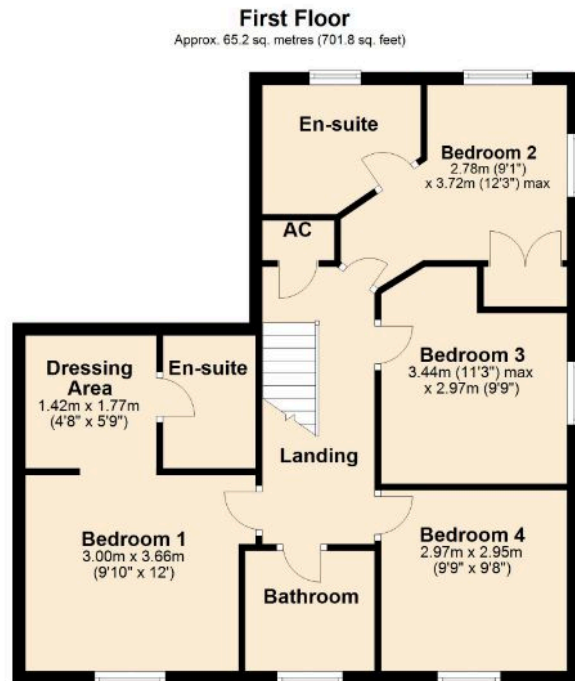
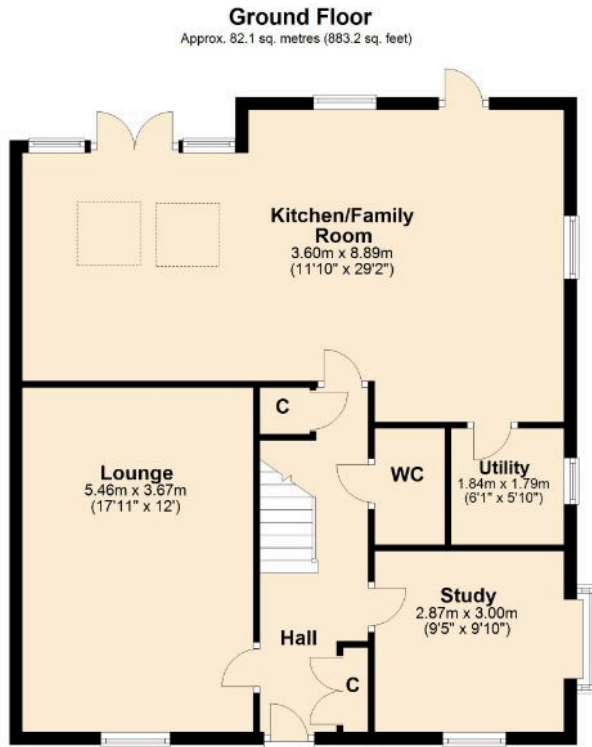
### DRAFT DETAILS

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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Total area: approx. 147.3 sq. metres (1585.0 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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