



29 Elmhurst Avenue, Spinney Hill, Northampton, NN3 2LD
Offers Over £350,000 Freehold

Jackson Grundy are proud to offer for sale this four bedroom semi-detached family home in the well regarded Elmhurst Avenue in Spinney Hill. The home benefits from a refitted kitchen, a garden room and a loft conversion to afford a main bedroom with en-suite. In brief, the home comprises of lounge, refitted kitchen/dining room and garden room to the ground floor, three bedrooms (including two doubles) and a family bathroom to the first floor, and the main bedroom to the second floor with a three piece shower en-suite. Outside the home boasts a front garden and block paved driveway which leads to a single garage, whilst the rear is a private and beautifully presented mature garden. To the rear of the garage building is a separate and generous utility room. We highly recommend calling to book your viewing at the earliest opportunity and avoid disappointment. EPC D. Council Tax: C.

Four Bedrooms | Semi-Detached House | En-suite to Main Bedroom | Refitted Kitchen | Driveway and Garage | Family Home close to Amenities

modern marketing · traditional values

ENTRANCE PORCH

uPVC double glazed doors to porch. Built in cupboard.
Tiled floor. Glazed door and window to hallway.

HALLWAY

Doors to connecting rooms and cupboard housing electric meter and fuse box. Cupboard under stairs housing gas meter and water stop cock. Radiator.

LOUNGE 4.39m Into Bay x 3.86m (14'5 Into Bay x 12'8)

uPVC double glazed bay window to front elevation.
Radiator. Gas fire place with tiled surround and hearth as well as a wooden mantle.

KITCHEN/DINING ROOM 5.79m Max x 3.66m Max (19'0 Max x 12'0 Max)

uPVC glazed windows to side elevation and conservatory.
Refitted kitchen including a range of wall and base units which are white high gloss finish with work surfaces over. Integrated appliances including four ring induction hob. Extractor hood over. Fitted double oven. Stainless steel sink and drainer. Tiled floor and splash backs. Space and plumbing for white goods.

GARDEN ROOM 3.12m x 4.57m (10'3 x 15'0)

uPVC double glazed windows and doors to garden.
Radiator. Tiled floor. Two ceiling fans. Perspex roof.

UTILITY 2.44m x 3.00m (8' x 9'10)

uPVC double glazed window and door to garden. Range of base units with roll top work surface. Tiled floor. Space and plumbing for white goods. Stainless steel sink and drainer. Tiled splash backs.

FIRST FLOOR LANDING

uPVC double glazed window to side. Doors to connecting rooms. Stairs to second floor landing.

BEDROOM TWO 3.68m x 3.76m (12'1 x 12'4)

uPVC double glazed window to rear elevation. Radiator.
Built in wardrobe.

BEDROOM THREE 4.37m Into Bay x 3.51m (14'4 Into Bay x 11'6)

uPVC double glazed window to front elevation. Radiator.
Built in cupboard to chimney breast.

BEDROOM FOUR 2.84m x 2.18m (9'4 x 7'2)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 1.75m x 1.78m (5'9 x 5'10)

uPVC double glazed water to rear. Heated towel rail.
Three piece suite including panel bath with shower attachment. Pedestal wash hand basin and low level WC.
Tiled walls.

SECOND FLOOR LANDING

Velux skylight. Wall mounted gas combination boiler.
Doors to eaves storage. Door to bedroom one.

BEDROOM ONE 4.98m x 3.38m (16'4 x 11'1)

uPVC double glazed window to rear. Radiator. Range of built-in wardrobes. Doors to eaves and storage. Door to en-suite.

EN-SUITE 1.83m x 1.83m (6' x 6')

uPVC double glazed window to rear elevation. Three piece suite including shower cubicle. Vanity wash hand basin and low level WC. Heated towel rail. Splash boards to shower. Tiled splash backs to sink. Extractor fan.

OUTSIDE

FRONT GARDEN

Block paved front garden and driveway leading to garage to rear. Enclosed by mid level brick walls. Car port.

REAR GARDEN

Largely laid to lawn and paving to patio. A mature garden with well stocked bedding areas to borders including trees, shrubbs and plants. Grey slate chippings to some borders and rear. Timber shed to hardstanding. Enclosed by brick walls and timber panel fence.

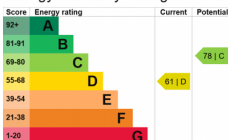
GARAGE

Up and over door. Power and light connected.

DRAFT DETAILS

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

Energy Efficiency Rating



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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LOCAL AREA INFORMATION

Spinney Hill is a popular residential area of Northampton lying some 3 miles north-east of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to University are also available locally as are a number of outdoor leisure facilities including 3 golf clubs, Abington Park, Bradlaugh Fields and the Racecourse.

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