



Edgemont Road
Northampton

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



Edgemont Road Northampton, NN3 3PQ

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

SET WITHIN A PRESTIGIOUS AND HIGHLY REGARDED DEVELOPMENT, THIS INDIVIDUAL FOUR BEDROOM DETACHED HOME OCCUPIES A GENEROUS PLOT OF APPROXIMATELY ONE THIRD OF AN ACRE AND ENJOYS EXCELLENT ACCESS TO THE TOWN CENTRE AND MAJOR ROAD NETWORKS.

GROUND FLOOR

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

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

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

£725,000 Freehold





THE PROPERTY

The property is entered via a spacious porch which opens into an impressive entrance hall, creating a welcoming first impression and providing access to all principal ground floor rooms. The sitting room is a bright and inviting space with doors opening directly onto the garden, ideal for both everyday living and entertaining. The dining room enjoys attractive views over the rear garden, while a separate study and cloakroom offer practical and flexible accommodation.

The conservatory is a standout feature, designed to take full advantage of the garden setting and benefitting from two sets of double doors that allow easy access to the outdoor space. The well appointed kitchen/breakfast room features granite worktops and integrated appliances and is further complemented by a separate utility room.

On the first floor, a galleried landing enhances the sense of space and includes two airing cupboards. The principal bedroom benefits from a generously proportioned en-suite shower room, while three additional bedrooms are served by a large family bathroom.

Externally, the property boasts an impressive frontage with an in-and-out driveway and a double garage fitted with an electric door. To the rear, the garden is predominantly laid to lawn and bordered by mature, established hedging, providing both privacy and an attractive outlook.

EPC Rating C. Council Tax Band G.





LOCATION

Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good local amenities including two public houses, primary school, secondary school, parish church, general stores and hotel. Just to the outside of the former village boundary is the recently extended Weston Favell Shopping Centre which is home to a 24 hour supermarket, several shops, fast food outlets and banking facilities all set within an architecturally interesting vaulted ceiling main atrium. Its location also provides good main road access points with both the A43 and A45 ring roads being accessible within approximately ¼ mile and M1 J15 is only 6 miles away. Mainline train services to London Euston and Birmingham New Street can also be accessed within 4 miles at Northampton station.



IMPORTANT NOTICE

Important Notice - 1. Viewings by appointment only through Jackson Grundy. 2. 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. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and 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. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



FLOORPLAN

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



Floor 0



Floor 1



Approximate total area⁽¹⁾

2752 ft²
255.9 m²

Balconies and terraces

24 ft²
2.2 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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