



Whitegates
Northampton

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



Whitegates

Northampton, NN4 9XA

TOTAL AREA: APPROX. 216.84 SQ. METRES (2334 SQ. FEET)

A BEAUTIFULLY PRESENTED INDIVIDUAL FOUR BEDROOM DETACHED HOUSE SITUATED ON A LARGE PLOT AMONGST OTHER INDIVIDUAL PROPERTIES OF A SIMILAR STANDARD.

GROUND FLOOR

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

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

- LANDING
- PRINCIPAL BEDROOM
- DRESSING ROOM
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

£780,000 Freehold





THE PROPERTY

The welcoming entrance hallway features a semi vaulted ceiling, space for furniture, and a useful understairs storage cupboard. The stylish cloakroom includes a contemporary wash hand basin set on a counter.

The elegant sitting room offers a fireplace with a coal effect gas fire and bi-fold doors opening into the conservatory. The dining room is equally impressive with a feature panelled wall and double doors leading directly to the garden. There is also a separate study, ideal for home working.

The conservatory provides ample space for both sofas and a dining table, and connects seamlessly to the paved terrace area in the garden.

The impressive open plan kitchen / breakfast / living room features an island, range oven, and built in fridge, freezer and dishwasher. An adjacent utility room provides additional practicality.

Upstairs, the principal bedroom suite includes a large dressing room with built in wardrobes, leading through to the spacious bedroom area with double doors opening onto a Juliet balcony. The luxurious en-suite bathroom features a modern freestanding bath, large shower cubicle, and twin underslung wash hand basins with quartz worktops and storage below.

There are three further bedrooms and a family bathroom fitted with a bath, separate shower cubicle, and contemporary wash hand basin.

Outside, the property benefits from a large gravel driveway providing parking for several vehicles, along with a detached double garage. The rear garden is private and unoverlooked, with a spacious paved terrace, lawn, and mature trees and hedging.

EPC Rating TBC. Council Tax Band F.



LOCATION

Built and developed in the 1980s and 1990s as part of Northampton's expansion the residential areas of East and West Hunsbury are now well established and extremely popular due to their local facilities and main road access. Positioned between junctions 15 and 15a of the M1, this large residential area offers local shopping precincts as well as a large 24 hour supermarket, doctor's surgery, dental practice, library, leisure centre, petrol station, public houses, restaurants and a country park with conference venue Hunsbury Hill Centre. The additional high street facilities and public service amenities of Northampton town centre can be reached less than 3 miles away along with a mainline train station with services to London Euston and Birmingham New Street. Regular bus services operate to Northampton as well as Milton Keynes where further shopping and entertainment facilities can be enjoyed such as The Milton Keynes Theatre District, The Centre MK or Xscape indoor skiing and boarding dome.



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

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