



Teal Close
Northampton





Teal Close

Northampton, NN4 9XF

TOTAL AREA: APPROX. 280.85 SQ. METRES (3023 SQ. FEET)

THREE CHIMNEYS OFFERS 3000 SQUARE FEET OF PURE LUXURY AND LIFESTYLE LIVING ALL THANKS TO THE VENDORS WHO HAVE CREATED A TRULY STUNNING HOME WITH STATEMENT ROOMS THAT REALLY DO MAKE AN IMPACT TO ALL THAT ENTER.

ACCOMMODATION

- ENTRANCE HALL
- CLOAKROOM
- STUDY
- SITTING ROOM
- KITCHEN /DINING ROOM
- UTILITY ROOM
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BATHROOM

FIRST FLOOR

- MEZZANINE
- BEDROOM FOUR
- BATHROOM

OUTSIDE

- GARDENS
- GARAGE





THE PROPERTY

Walking through the front door you are instantly immersed in space with its large entrance hall providing access to the vast majority of the ground floor rooms. Your eyes draw you through the double doors and into a spectacular living room which begins with a snug area under the mezzanine with painted beams above which then opens into an awe inspiring room with ginormous vaulted ceiling, log burning stove and is flooded by light with its multitude of windows.

The kitchen / dining room is another fantastic room with tall vaulted ceilings and is fitted to a high standard with large central island, granite worktops, AEG appliances, range cooker and offers ample room for a large dining table and lounge area. French doors lead onto the garden and another door going into the practical utility room with space and plumbing for white goods - ideal for muddy boots and paws with its door to the garden.

The third statement room is the principal bedroom, an astonishing room with yet again tall vaulted ceilings and tall bespoke fitted wardrobes that make you feel like you're in a luxury department store with their height and interior lighting. There is an area ideal for mindful relaxing and unwinding currently dressed with a desk and sofa that look toward the bi-fold doors opening onto a private patio and lawned garden. A superb and stylish en-suite serves this room with its large four piece suite.

The remainder of the ground floor is host to an additional two double bedrooms, study, cloakroom and family bathroom.

Upstairs is a brilliant mezzanine currently a music room that overlooks the living room below. Double doors open onto a dressing room with fitted wardrobes to the left of which is another double bedroom and to the right is a modern shower room.

Outside the space continues with a block paved driveway leading toward the double garage and a lawned area with manicured shrubs to one side at the front. The rear garden wraps around the property and is fully enclosed and private with a large lawn, bedded borders and two patio areas, one off the kitchen / dining room and another off the principal bedroom suite.



EPC Rating TBC. Council Tax Band F.

WWW.JACKSON-GRUNDY.COM



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

TOTAL AREA: APPROX. 280.85 SQ. METRES (3023 SQ. FEET)





☎ 01604 624900

✉ thevillageagency@jacksongrundy.co.uk

🌐 www.jackson-grundy.com

📘 📷 @jacksongrundyestateagents

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