



Welford Road
Northampton

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



Welford Road Northampton, NN2 8PT

TOTAL AREA: APPROX. 225.27 SQ. METRES (2424.8 SQ. FEET)

AN INDIVIDUAL DETACHED BUNGALOW SITUATED ON THE EDGE OF THE TOWN CLOSE TO BOTH AMENITIES AND THE COUNTRYSIDE.

GROUND FLOOR

- PORCH
- ENTRANCE HALL
- SITTING / DINING ROOM
- KITCHEN / DINING ROOM
- REAR HALL
- UTILITY ROOM
- CLOAKROOM
- CONSERVATORY
- BATHROOM
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE

OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

Offers In Excess Of £550,000 Freehold





THE PROPERTY

The property is entered via a porch which leads into a large entrance hall with space for furniture and leading off it is a large coat / boot cupboard. In the sitting room there is ornate coving and a feature fireplace with gas coal effect stove and this leads into the study area.

The 25ft kitchen / dining room has granite topped units incorporating a breakfast bar. There is a range oven plus a built in dishwasher and microwave, fridge and coffee maker. The rear hall gives access to the utility room, cloakroom and large conservatory with views of the countryside.

Bedroom one has built in wardrobes, dressing table and bedside cabinets plus double doors leading to the balcony with countryside views. The 17ft en-suite has twin wash hand basins, bath and a shower. There are two further bedrooms and a family bathroom.

Outside, an electric gated driveway with intercom provides parking for several vehicles and adjacent bin store plus there is further gated parking in front of the garage. The rear garden has a lawn with borders, raised vegetable beds and a greenhouse. There is extensive hard landscaping including paths, steps and a seating area from which the views can be enjoyed.

EPC Rating D. Council Tax Band F.





LOCATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Kingsthorpe Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past the recently regenerated, Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, mobile phone store, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find the Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the two aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.



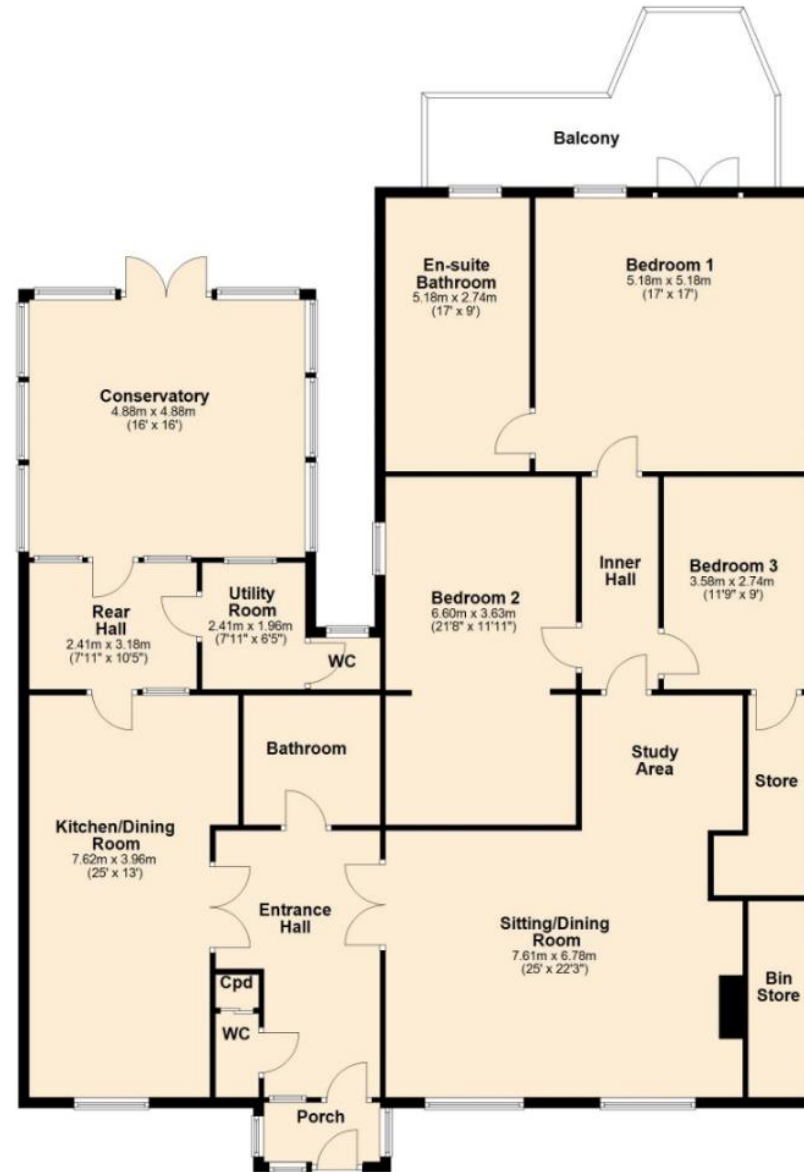
IMPORTANT NOTICE

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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