



Rowlandson Close
Northampton

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



**Rowlandson Close
Northampton, NN3 3PB**

TOTAL AREA: APPROX. 198.81 SQ. METRES (2140 SQ. FEET)

NESTLED AT THE END OF A QUIET CUL-DE-SAC IN ONE OF NORTHAMPTON'S MOST SOUGHT AFTER AREAS, THIS BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS DETACHED FAMILY HOME OFFERS EXCEPTIONAL VERSATILITY WITH A SUPERB ONE / TWO BEDROOM ANNEXE.

GROUND FLOOR

- ENTRANCE HALL
- LIVING ROOM
- DINING / PLAY ROOM
- KITCHEN / DINING ROOM

FIRST FLOOR

- LANDING
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

ANNEXE

- HALL
- KITCHEN
- LOUNGE / DINING ROOM
- RECEPTION ROOM
- BEDROOM
- SHOWER ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

Offers in excess of £750,000 Freehold





THE PROPERTY

Upon entering, you are immediately struck by the sense of space, with a generous and welcoming entrance hall setting the tone for the rest of the property. To the right, the main house unfolds into a stunning, contemporary kitchen/dining room featuring elegant two tone cabinetry, quartz worktops, herringbone flooring, and sleek double doors opening onto the rear garden, perfect for modern family living and entertaining.

Beyond the kitchen, a spacious living room and separate playroom provide flexible and comfortable living areas. Stairs rise past a striking stained glass window to the first floor landing, where you'll find a generous principal bedroom complete with a stylish en-suite shower room. Bedrooms two and three are both well proportioned doubles, enjoying pleasant views over the rear garden. Bedroom four is currently configured as a luxurious dressing room, fitted with an extensive range of built in units and a dressing table/desk area. These rooms are served by a contemporary four piece family bathroom.

To the left of the entrance hall, the annexe is thoughtfully separated by large glazed doors, creating a private and self contained living space. It comprises its own hallway, a double bedroom, shower room, kitchen, and a charming lounge/dining room with a log burner. An additional reception room beyond offers further flexibility, ideal as a second bedroom, home office, or sitting room.

Externally, the property continues to impress. The front boasts a substantial block paved driveway providing ample off road parking, alongside a double garage, mature shrub borders, and well planted beds. The generous rear garden is a true highlight featuring expansive paved patio areas, a pond, and a lawn that wraps around beautifully established trees, creating a tranquil and inviting outdoor space perfect for both relaxation and exploration.

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

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