



**Tall Trees Close**  
Northampton

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



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## Tall Trees Close Northampton, NN4 9XZ

TOTAL AREA: APPROX. 159.79 SQ. METRES (1720 SQ. FEET)

**PEACEFULLY POSITIONED AND SURROUNDED BY WOODLAND, THIS BEAUTIFULLY PRESENTED FIVE-BEDROOM DETACHED BUNGALOW SITS ON A PRIVATE DRIVE AT THE END OF A QUIET CUL-DE-SAC IN THE HIGHLY SOUGHT AFTER AREA OF WEST HUNSBURY. OFFERING GENEROUS AND VERSATILE ACCOMMODATION, INCLUDING A SELF-CONTAINED ANNEXE, THE PROPERTY IS SET WITHIN STUNNING, MATURE GARDENS RICH WITH PLANTING AND WILDLIFE.**

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### ACCOMMODATION

- ENTRANCE HALL
- CLOAKROOM
- KITCHEN / BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM
- SUN ROOM
- BEDROOM ONE (EN-SUITE)
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- SHOWER ROOM

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### ANNEXE

- STUDIO LIVING / BEDROOM
- BATHROOM

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### OUTSIDE

- FRONT GARDEN
- GARAGE
- REAR GARDEN

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**£650,000 Freehold**





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## THE PROPERTY

Upon entering, a welcoming hallway provides access to a cloakroom, a stylish kitchen/breakfast room, and the main living areas. The recently refitted kitchen boasts high-quality finishes, including stone worktops, a breakfast bar, integrated dishwasher, double oven, and microwave.

The living space is ideal for both family life and entertaining, beginning with a spacious dining area featuring glazed doors that open into an extended garden room, while an elegant archway leads through to a cosy living room complete with a log burning stove. The garden room is flooded with natural light, enhanced by two roof lanterns and a desirable south easterly aspect. A rear lobby provides further access to the garden and a tandem length garage.

The principal bedroom, accessed from the dining area, is generously proportioned and benefits from a modern en-suite bathroom. An inner hallway leads to the remaining accommodation, including two further double bedrooms, a single bedroom, and a well appointed four piece family bathroom.

The annexe offers exceptional flexibility and can be accessed both internally via bedroom three and independently from its own private entrance off the driveway. It comprises a bright and spacious hallway, a contemporary bathroom, and a large studio style living area with ample space for a kitchen, breakfast bar, lounge, and sleeping area, ideal for multi-generational living, guest accommodation, or a home office.

Externally, the property continues to impress. To the front, a generous block paved driveway is bordered by well stocked beds and leads to the tandem garage. The enchanting rear garden is a true highlight, featuring established borders filled with a vibrant array of plants and mature trees surrounding a wraparound lawn. Additional features include a greenhouse, summer house, sheds, and a unique rotating sphere (available by separate negotiation).

This remarkable garden provides a tranquil retreat, where the sights and sounds of abundant wildlife create a truly magical setting.

EPC Rating C. 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

TOTAL AREA: APPROX. 159.79 SQ. METRES (1720 SQ. FEET)



Approximate total area<sup>(1)</sup>

1720 ft<sup>2</sup>  
159.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





📞 01604 624900

🌐 [www.jacksongrundy.com](http://www.jacksongrundy.com)

✉ [thevillageagency@jacksongrundy.co.uk](mailto:thevillageagency@jacksongrundy.co.uk)

📘 📷 @jacksongrundyestateagents

