



Thorburn Road
Northampton

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



Thorburn Road Northampton, NN3 3DA

TOTAL AREA: APPROX. 386.64 SQ. METRES (4161.8 SQ. FEET)

SITUATED ON THORBURN ROAD, ONE OF NORTHAMPTON'S MOST PRESTIGIOUS ADDRESSES, IS THIS SPECTACULAR AND SIZEABLE SIX BEDROOM HOME, WHICH HAS UNDERGONE A COMPLETE RENOVATION BY THE CURRENT OWNERS. SPANNING OVER 4100SQ FT WITH VERSATILE ACCOMMODATION WHICH COULD SUIT MULTI GENERATIONAL LIVING. THIS IMPRESSIVE PROPERTY IS LOCATED WITHIN EASY ACCESS OF ROAD AND RAIL NETWORKS AND WALKING DISTANCE TO LOCAL AMENITIES INCLUDING TENNIS CLUBS AND PUBLIC HOUSES.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- RECEPTION ROOM
- STUDY
- KITCHEN / DINING / FAMILY ROOM
- BOOT ROOM
- UTILITY ROOM
- GYM
- CINEMA ROOM

SECOND FLOOR

- BEDROOM (EN-SUITE)

OUTSIDE

- FRONT GARDEN
- TANDEM LENGTH GARAGE
- REAR GARDEN
- OUTDOOR KITCHEN

FIRST FLOOR

- PRINCIPAL BEDROOM (EN-SUITE)
- BEDROOM (EN-SUITE)
- THREE FURTHER BEDROOMS
- BATHROOM
- SHOWER ROOM

Offers in excess of £1,400,000 Freehold





THE PROPERTY

As you step through the front door, you're welcomed into a large entrance hall, made airy and bright by a galleried landing and feature drop lighting. From here, you have access to a cloakroom, a study with a bay window, a reception room, and through double doors, the show stopping kitchen/family room.

This stunning open plan space measures an impressive 28'9" x 36'11" and comfortably accommodates a family area with fireplace, dining area, and a high specification kitchen. The kitchen is fitted with quartz worktops, a central island, and large dual fuel AGA. The room is bathed in natural light thanks to a sky lantern and floor to ceiling windows and sliding doors overlooking the garden.

Off the kitchen is a newly fitted utility room and an exceptional boot room, complete with a dog shower and terracotta herringbone tiled flooring. From here, you also have access to the home gym. On the opposite side of the kitchen/family room is the enticing cinema room. Behind tall blackout curtains are more floor-to-ceiling windows and sliding doors, mirroring the kitchen and enhancing this space's versatility.

Upstairs, the galleried landing leads to five impressive bedrooms. The principal suite is particularly striking, featuring a tall, vaulted ceiling and an enormous window overlooking the garden. This suite also includes a walk-in wardrobe and a spacious en-suite shower room with twin sinks. The second bedroom also boasts a large en-suite. The remaining three bedrooms on this floor share access to a beautifully appointed family bathroom and a separate shower room, both finished to a high standard.

A staircase from the inner hall leads to the second floor, where you'll find the generous sixth bedroom. This room includes yet another en-suite shower room and a stunning floor to ceiling window wall offering views over the rear garden.



Outside, the front of the property features a lawned garden and a large driveway providing ample off-road parking. This leads to a deceptively long 10-meter tandem garage, which has a courtesy door opening directly onto the rear garden. The rear garden itself is private and west facing, with a porcelain tiled patio accessible from both the kitchen and cinema room. Beyond the patio lies a raised decked area and a spacious lawn bordered by mature plants and trees. Completing the garden is a fully equipped outdoor kitchen with a pizza oven, fitted units, wine chiller, sink, heaters, and a television.

EPC Rating TBC. Council Tax Band G.





MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band G
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Ask Agent
EV Charging	Ask Agent
Accessibility	Ask Agent
Flood Risks	Has not flooded in the last 5 years
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	Ask Agent
Rights and Easements	Ask Agent

LOCATION

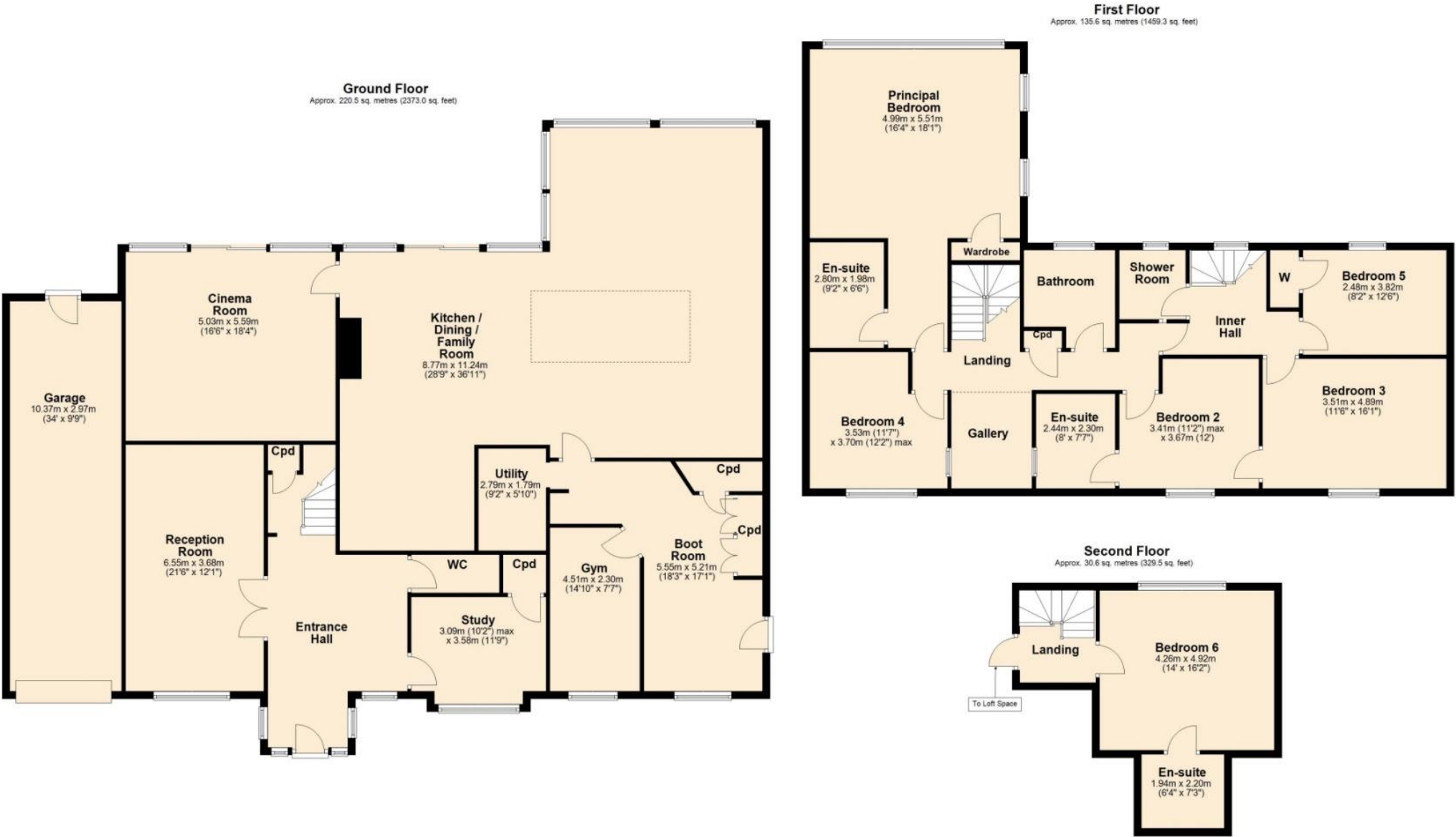
Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good 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 - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

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