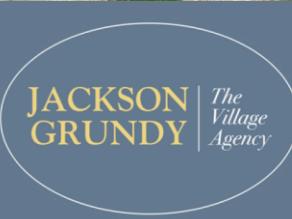




**Edgemont Road**  
Northampton





Edgemont Road  
Northampton, NN3 3PQ

TOTAL AREA: APPROX. 255.9 SQ. METRES (2752 SQ. FEET)

SET WITHIN A PRESTIGIOUS AND HIGHLY REGARDED DEVELOPMENT, THIS INDIVIDUAL FOUR BEDROOM DETACHED HOME OCCUPIES A GENEROUS PLOT OF APPROXIMATELY ONE THIRD OF AN ACRE AND ENJOYS EXCELLENT ACCESS TO THE TOWN CENTRE AND MAJOR ROAD NETWORKS.

#### GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- STUDY
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- CONSERVATORY

#### OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

#### FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

**£725,000 Freehold**





## THE PROPERTY

The property is entered via a spacious porch which opens into an impressive entrance hall, creating a welcoming first impression and providing access to all principal ground floor rooms. The sitting room is a bright and inviting space with doors opening directly onto the garden, ideal for both everyday living and entertaining. The dining room enjoys attractive views over the rear garden, while a separate study and cloakroom offer practical and flexible accommodation.

The conservatory is a standout feature, designed to take full advantage of the garden setting and benefitting from two sets of double doors that allow easy access to the outdoor space. The well appointed kitchen/breakfast room features granite worktops and integrated appliances and is further complemented by a separate utility room.

On the first floor, a galleried landing enhances the sense of space and includes two airing cupboards. The principal bedroom benefits from a generously proportioned en-suite shower room, while three additional bedrooms are served by a large family bathroom.

Externally, the property boasts an impressive frontage with an in-and-out driveway and a double garage fitted with an electric door. To the rear, the garden is predominantly laid to lawn and bordered by mature, established hedging, providing both privacy and an attractive outlook.

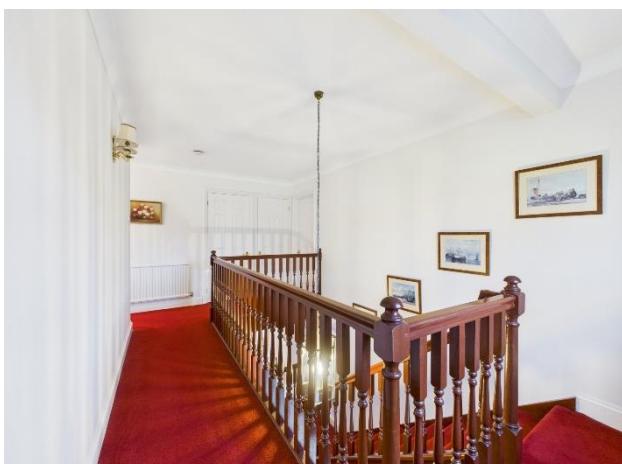
EPC Rating TBC. Council Tax Band G.



## MARKETING

Benefitting from support across 10 countywide branches, ensuring comprehensive coverage and local expertise. Wherever you are, our network is there to assist you in achieving your property goals. Including major sites such as Rightmove, Zoopla, On The Market, and PrimeLocation. your property deserves the spotlight, and we ensure it gets noticed by the right audience.





## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Ask Agent
EPC Rating	Ask Agent
Electricity Supply	Mains, Solar PV Panels
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Parking, Double Garage
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

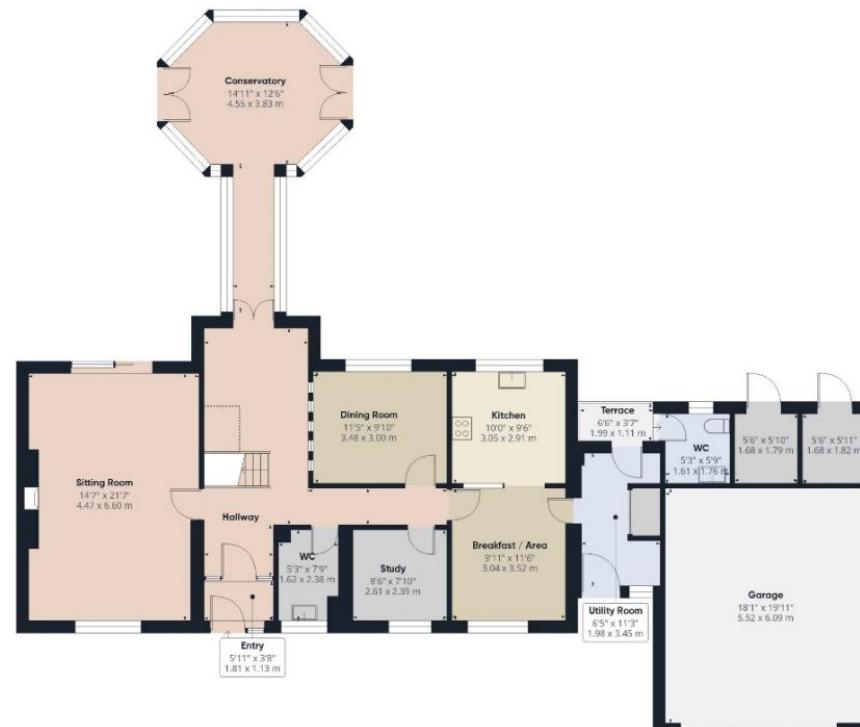
Weston Favell is a village and district of Northampton somewhat absorbed by the town's expansion in recent decades. It is bisected by the A4500 with the old village to one side and the area of Westone on the other. This suburb offers a wide selection of mature properties and residents benefit from good 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  $\frac{1}{4}$  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

TOTAL AREA: APPROX. 255.9 SQ. METRES (2752 SQ. FEET)



Floor 0



Floor 1





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