



Donovan Court
Northampton

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



Donovan Court Northampton, NN3 3DD

TOTAL AREA: APPROX. 193.7 SQ. METRES (2087 SQ. FEET) excluding garage & store

SITUATED ON APPROXIMATELY 0.6 ACRES AT THE END OF A QUIET CUL-DE-SAC, IN WHAT IS WIDELY REGARDED AS ONE OF NORTHAMPTON'S MOST DESIRABLE LOCATIONS, THIS DECEPTIVELY SPACIOUS FIVE BEDROOM BUNGALOW. THE PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING A HOME WITH ADAPTABLE ACCOMMODATION AND SIGNIFICANT POTENTIAL.

ACCOMMODATION

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- SNUG
- CLOAKROOM
- STUDY / BEDROOM FIVE
- BEDROOM ONE
- DRESSING ROOM
- EN-SUITE
- BEDROOM TWO
- BEDROOM THREE
- BEDROOM FOUR
- BATHROOM

OUTSIDE

- FRONT GARDEN
- GARAGE
- STORE
- REAR GARDEN

£800,000 Freehold





THE PROPERTY

Entry to the property is via a bright and welcoming porch. From here, a courtesy door provides access to the double garage, with a substantial storage area located to the rear. A glazed door leads into the main hallway, which extends through the property and branches into two distinct wings.

The eastern wing is primarily dedicated to bedroom accommodation and includes a spacious principal bedroom complete with dressing room and large en-suite shower room. There are three further double bedrooms and a generous family bathroom fitted with a four piece suite.

The western wing is beautifully illuminated by large arched windows along the hallway and provides access to a range of flexible living spaces including a study / fifth bedroom, snug, cloakroom, dining room, sitting room, and kitchen. The recently refitted kitchen has been finished to a high standard and enjoys pleasant views over the rear garden. A door leads through to a refitted utility room, which also provides direct garden access - ideal for muddy boots or pets.

The living room is particularly impressive, benefiting from dual aspect light with a large arched window to the front and sliding patio doors opening onto the rear patio and garden.

Externally, the property is approached via a large tarmac driveway providing extensive off road parking, leading to the double garage and framed by mature planted borders. Access to the rear garden is available via a side gate on one side and a wide double gate on the other.

The generous south facing rear garden offers an excellent degree of privacy and is mainly laid to lawn with established planted borders and fruit trees. A large raised patio spans the rear of the property, directly accessible from the principal living areas, creating the perfect space for outdoor dining, entertaining, and relaxation.

EPC Rating C. Council Tax Band F.





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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☎ 01604 624900

🌐 www.jacksongrundy.com

✉ thevillageagency@jacksongrundy.co.uk

📘 📷 @jacksongrundyestateagents

