



Tiverton Avenue
Northampton

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



Tiverton Avenue Northampton, NN2 8LY

TOTAL AREA: APPROX. 158.4 SQ. METRES (1705 SQ. FEET)

SET BEHIND WROUGHT IRON ELECTRIC GATES WITHIN AN EXCLUSIVE AND HIGHLY SOUGHT AFTER CUL-DE-SAC IN THE DESIRABLE KINGSTHORPE AREA OF NORTHAMPTON, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME OFFERS BOTH PRIVACY AND GENEROUS LIVING SPACE.

GROUND FLOOR

- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- KITCHEN AREA
- LIVING AREA
- UTILITY
- DINING ROOM
- CONSERVATORY
- STUDY

OUTSIDE

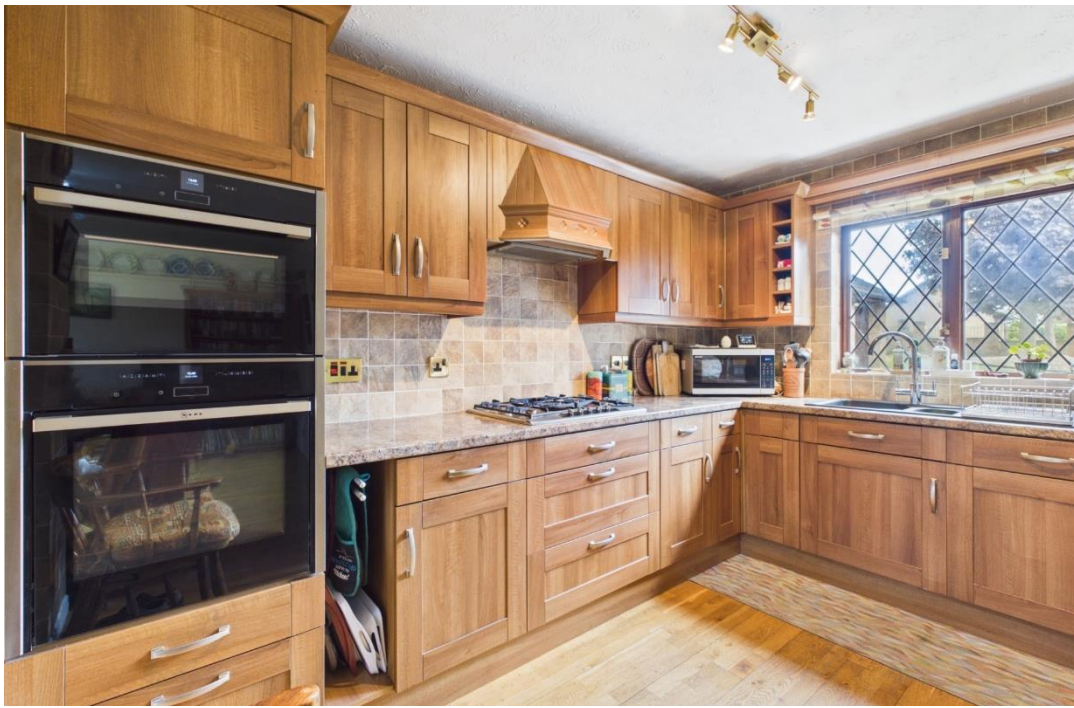
- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

FIRST FLOOR

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

£650,000 Freehold





THE PROPERTY

Upon entering, you are welcomed by a bright and spacious hallway providing access to all principal ground floor rooms, along with a convenient cloakroom. To the front, a dual aspect living room featuring a charming fireplace and glazed doors leading into a light filled study, ideal for home working. From here, access continues through to the rear garden and a well proportioned dining room, perfect for both everyday living and formal entertaining.

The kitchen/breakfast room serves as the heart of the home, offering a fitted kitchen complete with integrate appliances and ample space for dining and relaxing. A practical utility room, with its own rear access, is perfect for muddy boots and pets and provides additional space for appliances. To the rear, a substantial conservatory creates an impressive entertaining space, enjoying panoramic views across the beautifully maintained garden.

Upstairs, the property boasts four generous bedrooms. The principal bedroom benefits from fitted double wardrobes and a private en-suite shower room. The second bedroom is equally spacious, also featuring fitted wardrobes and a charming reading nook. A well appointed family bathroom is set off the landing.

Occupying a plot of approximately a quarter of an acre, the property enjoys a high degree of privacy. The frontage is approached via electronically operated wrought iron gates, opening onto a large block-paved driveway offering ample off-road parking and access to a double garage, complete with an electric vehicle charging point. Mature trees and lawned areas frame the driveway, enhancing the home's kerb appeal. The beautifully landscaped rear garden is fully enclosed and private, featuring well-maintained lawns, established trees and planting, a summer house, a paved patio ideal for outdoor dining, and a dedicated kitchen garden.



EPC Rating TBC. Council Tax Band F.



LOCATION

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Kingsthorpe Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past the recently regenerated, Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, mobile phone store, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the two aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.



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. 158.4 SQ. METRES (1705 SQ. FEET)



Floor 0



Floor 1



Approximate total area⁽¹⁾

1705 ft²
158.2 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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