



St. Thomas Road

Brafield On The Green, Northampton

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



St. Thomas Road

Brafield On The Green, Northampton, NN7 1BZ

TOTAL AREA: APPROX. 157.94 SQ. METRES (1700 SQ. FEET)

PEACEFULLY POSITIONED AT THE END OF A QUIET CUL-DE-SAC WITHIN THE EVER POPULAR VILLAGE OF BRAFIELD-ON-THE-GREEN JUST SOUTH OF NORTHAMPTON IS THIS FANTASTICALLY WELL PRESENTED AND DECEPTIVELY LARGE THREE BEDROOM DETACHED BUNGALOW.

ACCOMMODATION

- ENTRANCE HALL
- SITTING ROOM
- DINING ROOM
- GARDEN ROOM
- KITCHEN
- UTILITY ROOM
- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- EN-SUITE
- BEDROOM THREE
- WET ROOM

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN

£600,000 Freehold





THE PROPERTY

Entrance into the property is gained via the front porch which takes you into the long and winding hallway that is basked in light and provides access into all main rooms. The living accommodation begins straight ahead of you with double doors that open onto a large sitting room that enjoys a lovely garden aspect along with fireplace and fitted cabinets. Glazed double doors open onto the interconnecting dining room.

To your right is the generously sized garden room with solid roof and panoramic views of the garden. To your left is the characterful kitchen / breakfast room with bespoke in frame cabinets, granite worktops and fitted appliances. A glazed door opens into the practical utility with side access door.

On the opposite side of the property is where you'll find the bedrooms and bathrooms which include a large principal bedroom with fitted wardrobes and its own en-suite bathroom. The second bedroom has a wall lined with fitted wardrobes and enjoys its own en-suite shower room. The third bedroom is equally as large and also a comfortable double in size with fitted wardrobes and cabinets. A modern wet room serves this room and the living accommodation.

Outside to the front is a fantastically large block paved driveway providing more than ample off road parking, established bedded boarder and a double garage at the back of which is a cloakroom. The rear garden wraps around the property and is split into three sections. The main part is directly behind the property and offers a sunny patio directly off the sitting room and garden room beyond which are lawned areas with established bedded boarder, a pond and a shed. Either side of this is a private courtyard area and a storage area with two large sheds.

EPC Rating TBC. Council Tax Band F.





LOCATION

The parish of Brafield-on-the-Green lies 4¼ miles south east of Northampton and is bisected by the A428 Northampton to Bedford road. Village amenities include a shop, post office, petrol station, restaurant, working men's club, day nursery, hair salon and village hall as well as several clubs for leisure pursuits, a Baptist chapel and 11th century church, though perhaps the most notable local attraction is the speedway circuit just outside the village itself. Primary school education is provided for in the village of Denton, just over a mile south of Brafield itself, with secondary education at Wollaston. A regular bus service runs to both Bedford and Northampton, the latter of which has a mainline train station to both Birmingham New Street and London Euston. Additionally, Junction 15 of the M1 can be accessed just seven miles away via the A428 and A45 Northampton ring roads.



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. 157.94 SQ. METRES (1700 SQ. FEET)



Approximate total area⁽¹⁾

1700 ft²
158 m²

(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



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