



HASSOCKS HEDGE
HUNSBURY MEADOWS NORTHAMPTON

JACKSON-STOPS 

**8 HASSOCKS HEDGE
HUNSBURY MEADOWS NORTHAMPTON NN4 9QA**

TOTAL APPROX. FLOOR AREA 1,665 SQ FT / 154.7 SQ M

**EXCEPTIONALLY PRESENTED MODERN
DETACHED FAMILY HOME IN CUL DE SAC
POSITION CLOSE TO OPEN COUNTRYSIDE
AND THE GRAND UNION CANAL**



DISTANCE

Northampton Town Centre 4 miles

Milton Keynes Central 20 miles

M1 Junction 15a 1 mile

Northampton Train station 4 miles

Serving London Euston in 55 minutes

GROUND FLOOR

- Entrance hall
- Cloakroom
- Sitting room
- Dining room
- Study/family room
- Kitchen/breakfast room
- Utility

FIRST FLOOR

- Spacious landing
- Main bedroom with en suite shower room
- Three further double bedrooms
- Family bathroom
- Fitted wardrobes

OUTSIDE

- Cul de sac position
- Off road parking for several vehicles
- Double garage
- Landscaped private rear gardens
- Close to countryside and Grand Union Canal

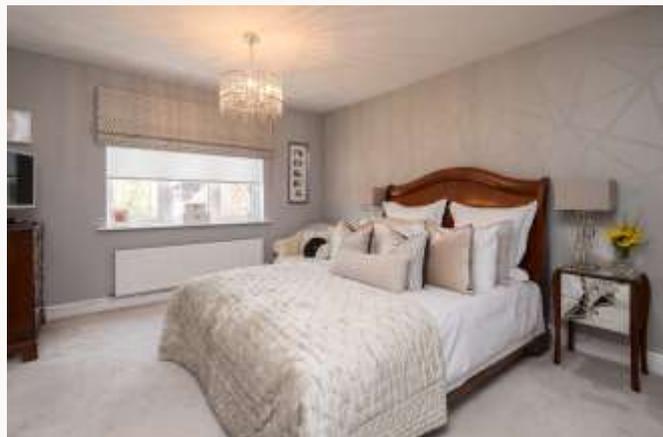


DESCRIPTION

This beautifully presented modern detached family home stands in a pleasant location at the end of a cul de sac within a short walk to countryside and the Grand Union Canal. The present owners have maintained the property to a high standard with the accommodation extending to 1,665 ft. comprising of four double bedrooms, two bathrooms and three reception rooms.

The property is approached through a part glazed pvc door leading to a well proportioned reception hall having solid oak flooring and stairs rising and turning to the first floor with timber handrails and coving to the ceiling with cloakroom off. There are double multi paned glazed leading to the sitting room which is an attractive room having solid oak flooring and a feature fireplace with gas coal effect insert and a pvc bay window to the front with further double doors leading into the dining room. This room has an attractive aspect to the rear overlooking the gardens with French doors, solid oak flooring and coving. The family room or study has a bandstand bay window overlooking the rear again with solid oak flooring and coving. The kitchen/breakfast room is well fitted with a range of timber base and eye level units with granite worktop surfaces, a range of appliances and a useful further granite breakfast bar. Access from here leads to the utility room with further doors leading to the outside and garage with a large understairs walk in cupboard.

To the first floor, a spacious landing has doors off to all main bedrooms and bathrooms with the principal bedroom overlooking the front with a range of fitted wardrobes and access to an en suite shower room. The particularly spacious second bedroom again overlooks the front with a range of built in wardrobes and two further double bedrooms with a family bathroom comprising of a four piece suite complete the accommodation.



OUTSIDE

There is off road parking for several vehicles leading to an integral double garage with single up and over door with light and power. The front garden is laid to lawn with various flower and shrub borders with access to side leading to the landscaped rear gardens which enjoy a good degree of privacy, laid mainly to lawn with various flower and shrub borders, maturing hedging and good size patio areas. The whole area enjoys a sunny westerly aspect.

LOCATION

Hunsbury Meadows is a popular estate on the edge of Northampton close to open countryside and the Grand Union Canal making it ideal for ramblers or walkers. It is conveniently located for access to the M1 motorway junction 15A which is only 1 mile distant and shopping facilities you can find nearby at Sixfields with further facilities within Northampton town.

Further afield is the mainline train station in Northampton serving London Euston in approximately 55 minutes making it ideal location for commuters.



LOCAL AUTHORITY

West Northamptonshire Council
Telephone 0300 126 7000

SERVICES

All main services connected including a metered water supply

OUTGOINGS

Council Tax Band "F"

TENURE

Freehold

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

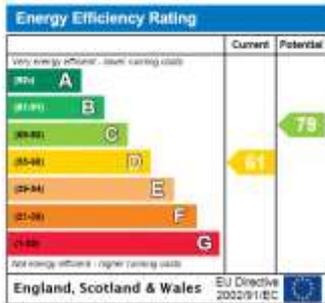
VIEWINGS

By appointment with Jackson-Stops
Northampton Office 01604 632 991

September 2021

DIRECTIONS: NN4 8QA

From Northampton town centre take the Towcester Road to the Mereway roundabout where Tescos is located. Turn right into Danes Camp Way proceeding over the first mini roundabout. At the next roundabout at the traffic lights proceed straight over into Upton Valley Way East taking the first left into Banbury Lane. Take the next first right into Ashpole Spinney and second left into Hassock Hedge and the property can be found at the end of the cul de sac on the right hand side.



8 Hassocks Hedge, Hunsbury Meadows, Northampton

Approximate Area = 1665 sq ft / 154.7 sq m (excludes garage)
 Including Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Total = 1702 sq ft / 158.1 sq m
 For identification only - Not to scale



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

NORTHAMPTON

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