



4 Parsons Close | Grendon | NN7 1JS



Matthew
Nicholas



£599,995

A superbly positioned and significantly refurbished detached family home, enjoying private well-tended gardens and a cul-de-sac position overlooking a small park. Offering flexible and well-appointed accommodation in this sought-after village allowing easy access to Summer Leys Nature Reserve and Rushden Lakes, a viewing is highly recommended. The property boasts a gas fired radiator heating system, PVCu replacement double glazing with integrated blinds, a re-fitted kitchen and bathrooms, decoration is neutral with hard floorings to most areas, the majority of which are engineered oak. The accommodation briefly comprises of an entrance hall, guest shower room/WC, snug/bedroom four, open plan kitchen, dining, family area, garden room, first floor landing, three double bedrooms, family bathroom, garage, (partially and temporarily converted into home office), driveway, gardens, including covered open kitchen area. (Joint Sole Agents with Michael Graham Olney).

- Three/Four Bedrooms
- Re-fitted kitchen & bathrooms
- Well Tended Gardens
- Open Plan Kitchen/Dining/Family Area
- Garage & Off Road Parking
- Viewing Recommended

Composite entrance door with inset panel and glazing to either side, leading from the front into the entrance hall.

Entrance Hall

Oak staircase with feature glass screens and oak hand rail rising to the first floor, limestone flooring, two radiators, down-lights, coving, oak doors, some with glazed panels, to all principal ground floor areas and cloak/store.

Guest Cloakroom/Shower room

Re-fitted with a three-piece contemporary suite in white comprising larger than average walk-in shower with fixed and hand held attachments, glazed screen to the side, vanity wash hand basin with mixer tap and cupboards storage beneath, low-level WC, tiling to all walls, towel warmer, xpelair, downlights.

Snug/Bedroom Four

11'10" x 8'11" max (3.63m x 2.72m max)
Window to the side and further window to the front with integrated blind, radiator, TV point, limestone flooring, coving, down-lights.

Kitchen/Dining/Living area

22'2" x 13'1" max (6.78m x 4.01m max)
Living area
Window to the front with integrated blind, further window to the side with integrated blind, openings through to the dining and kitchen areas, radiator, feature contemporary multi-fuel stove on slate hearth with oak mantle shelf above, TV point, limestone flooring, coving, down-lights.

Kitchen Area

16'6" x 9'3" max (5.03m x 2.82m max)
Fitted with a range of contemporary oak with solid granite worksurfaces above and additional full height grey gloss finished units, inset Belfast style sink with mixer tap, 'Neff' induction hob with glass splash and chimney style extractor above, corresponding double electric oven to the side, microwave convection oven and coffee maker, integrated fridge/freezer, granite up-stands, limestone flooring, down-lights, coving, window to the rear with integrated blind, part-glazed oak door to the utility room.

Dining Area/Garden Room

11'8" x 10'7" (3.58m x 3.25m)
Glazing to three aspects including bi-fold doors to the garden, engineered oak flooring with under floor heating and thermostat, semi-vaulted ceiling.

Utility Room

Fitted with cupboards to complement those of kitchen, wood block work surfaces, plumbing and space for washing machine, space for tumble dryer, wall-mounted gas fired central heating boiler, tiled splash areas, radiator, limestone flooring, composite stable style door with inset glazing to the side.

First floor landing

Two windows to the front enjoying a view over the village playing field with integrated blind, radiator, engineered oak flooring, loft access hatch, oak doors allowing access to all principal first floor rooms and a shelved linen store.

Bedroom One

14'11" x 13'6" max (4.55m x 4.14m max)
Window to the rear with integrated blind, radiator, built in wardrobes, engineered oak flooring, coving

Bedroom Two

12'9" x 11'10" max (3.89m x 3.63m max)
Window to the rear, radiator with integrated blind, engineered oak flooring, coving

Bedroom Three

12'9" x 9'3" max (3.91m x 2.84m max)
Window to the rear, radiator with integrated blind, built-in wardrobes, engineered oak flooring, coving.

Family Bathroom

Refitted with a contemporary three-piece suite including bath with panel to the side, shower above, concealed tap and glazed screen, vanity wash hand basin with mixer tap and storage beneath, low-level WC, tiling to walls, towel warmer, vinyl flooring, down-lights, partially obscured window to the rear with integrated blind.

Outside

The property stands on a generous corner plot, enclosed at the front by mature yew hedging with five-bar timber gates allowing access for pedestrians and vehicles. A resin bonded double with driveway provides off-road parking for four to five vehicles and leads to both the double garage and main entrance door. The resin bonded surface continues around the entire property providing access to the rear garden via timber

pedestrian gate. The front garden is predominantly laid to lawn with well-established and well-stocked flower/shrub beds, exterior lighting.

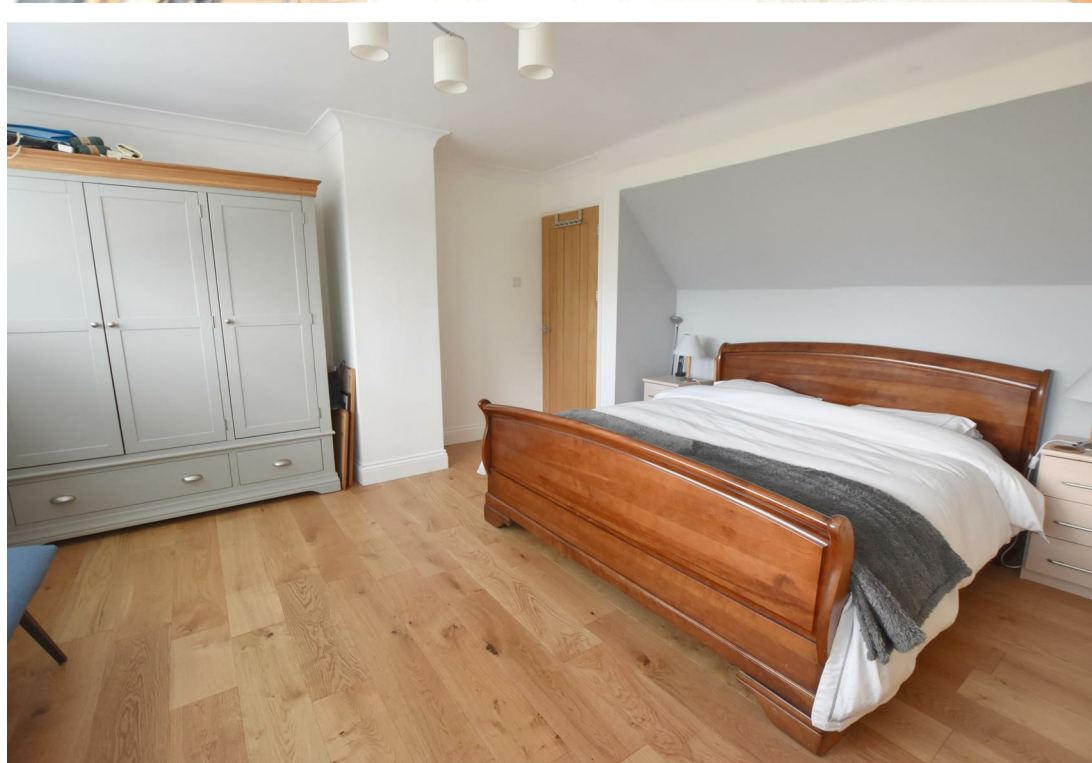
Garage/Home office

Powered roller door. Agents note: currently divided into a storage area to the front and home office/store to the rear. The rear area measures approx 13'4 x 10'7 (4.06m x 3.23m) and front area approx. 15'5 x 6'6 (4.70m x 1.98m)

Rear Garden

Immediately abutting the rear of the house is a continuation of the resin bonded surface to form a seating area, the remainder of the garden is laid to an established and shaped lawn with well-stocked flower/shrub borders, exterior lighting and tap, to the rear of the garage. Is an open garden kitchen area under a hipped glazed roof with reclaimed timber work surface area, creating space for barbecues, and storage with lighting and ample space for seating/furniture. Access may be gained to the garage/home office.



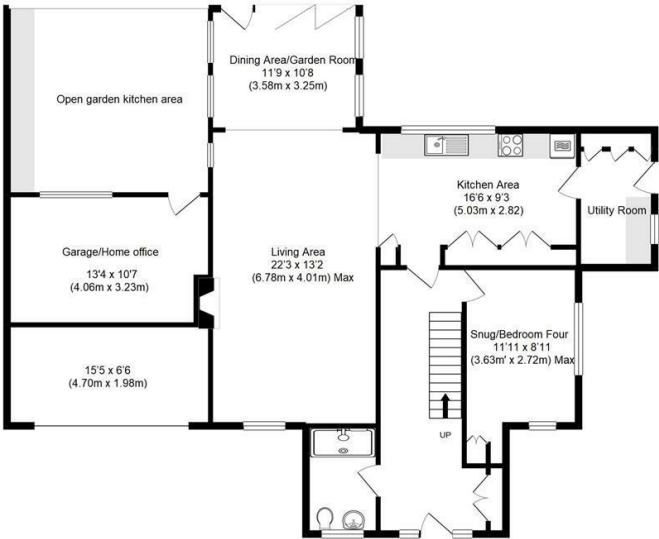


Further Information

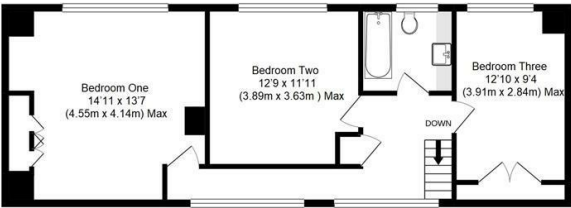


Local Authority: North Northants
Tax Band: E

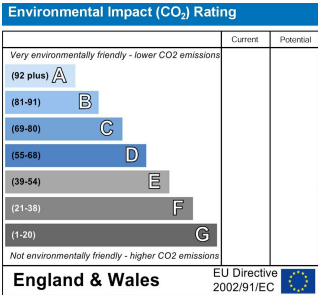
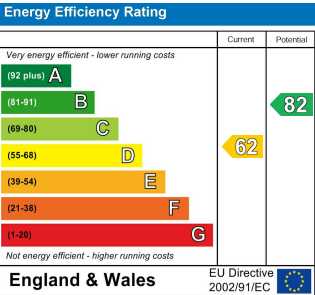
GROUND FLOOR
1497 sq.ft. (139.0 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 2161 sq.ft. (200.8 sq.m.) approx.
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