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# Pie Corner, Sywell, Northampton, Northamptonshire, NN6 0AY

£500,000 - Guide Price Semi-Detached

 4  2  1



**Platinum Trusted  
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**feefo**

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Moulton  
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## Property Summary

A four bedroom semi-detached property in the highly sought after village of Sywell.

## Features & Utilities

- ✓ Fully Refurbished
- ✓ Beautifully Presented
- ✓ Open Kitchen/Dining/Family Area
- ✓ Three/Four Bedrooms
- ✓ Beautifully Landscaped Gardens
- ✓ Driveway For Multiple Vehicles

# Property Overview

Jackson Grundy are delighted to bring to market this four bedroom semi-detached property in the highly sought after village of Sywell. This stunning property has been extended and fully renovated to a high specification throughout and early viewing is advised. The accommodation comprises of a welcoming entrance hall opening up to a beautifully designed kitchen/diner/ family room with bi-fold doors, bringing the inside out to create a versatile living space. This leads to the converted garage which is home to a separate utility and gym room. Off to the adjacent side of the entrance hall is a separate living room, downstairs bathroom and bedroom four/office. To the first floor are three generous size bedrooms and an en-suite to the master. Set on a corner plot, to the rear is a beautifully landscaped garden perfect for entertaining on warmer evenings. EPC Rating: TBC. Council Tax Band: C

## ENTRANCE HALL

Composite entrance door. Floor to ceiling obscure window to side elevation. Wood panelled doors to adjacent rooms. Glass panelled banister stairs rising to first floor landing. Storage cupboard. Complimentary herringbone flooring throughout downstairs space. Opening to

## KITCHEN/DINING/FAMILY ROOM 10.28m x 5.94m (33'9 x 19'6)

Modern and contemporary re-fitted kitchen comprising of a range of base and wall mounted units with granite work surfaces over. One and a half bowl stainless steel sink with chrome mixer tap over. Glass panel to splash back area. Complimentary under unit lighting. Built in fridge, freezer, double oven and dishwasher. Kitchen Island with a range of base storage units with granite work surface over. Space for bar stools. Built in induction hob and charging point. Two storage cupboards, one housing the newly fitted combination boiler. Media wall with wood panelled effect. Storage space. Complimentary back lighting. Chrome wall mounted radiator. Bi-fold doors to rear elevation. Skylight over dining space. Spotlights to ceiling. Door leading to:

## CONVERTED GARAGE/GYM 5.37m x 3.39m (17'7 x 11'2)

Contemporary base mounted units with granite work surfaces over. One and a half bowl sink and drainer with removable tap attachment over. Space for washing machine and tumble dryer. Radiator. Foam effect gym flooring. Window to rear elevation. Up and over electric door to front elevation.

## BATHROOM 2.05m x 1.62m (6'9 x 5'4)

Contemporary modern bathroom suite comprising concealed cistern W/C, vanity hand wash basin with storage under and panelled bath with rainfall shower over. Complimentary tiling from floor to ceiling. Chrome heated towel rail. Obscure double glazed window to side elevation.

#### **LOUNGE 3.78m x 3.10m (12'5 x 10'2)**

Box bay double glazed window to front elevation. Fitted log burner surrounded by exposed brick. Complimentary fitted storage cupboards. Radiator.

#### **BEDROOM FOUR/OFFICE 3.10m x 3.01m (10'2 x 9'11)**

Spotlights to ceiling. Double glazed window to front elevation. Radiator.

#### **FIRST FLOOR LANDING**

Skylight. Spotlights to ceiling. Wood panelled doors leading to adjacent rooms.

#### **BEDROOM ONE 3.74m x 5.37m (12'3 x 17'7)**

Two French doors leading to Juliet balcony s to rear elevation. Built in wardrobes. Chrome radiator. Double glazed feature window to side elevation. Wood panelled door leading to:

#### **EN-SUITE**

Contemporary modern suite comprising of WC, vanity hand wash basin with chrome mixer tap over and walk in shower cubicle with chrome rainfall shower over and complimentary tiling to splash back units. Chrome heated towel rail.

#### **BEDROOM TWO 3.05m x 2.95m (10'0 x 9'8)**

Spotlights to ceiling. Double glazed window to front elevation. Radiator.

#### **BEDROOM THREE 2.44m x 2.97m (8'0 x 9'9)**

Spotlights to ceiling. Double glazed window to front elevation. Radiator.

#### **OUTSIDE**

#### **FRONT GARDEN**

Neatly landscaped with decorative stone and raised flower beds is this generous size paved driveway for multiple vehicles, enclosed by timber fencing.

## REAR GARDEN

An enticing rear garden bringing the inside out to create a sociable and welcoming space, perfect for entertaining. The garden comprises of three beautifully landscaped tiers and is home to a sheltered timber seating area with separate electric, heating and wireless internet. With a variety of raised beds, shrubs and trees the garden is enclosed by timber fencing.

## MATERIAL INFORMATION

Electricity Supply â Mains Connected

Gas Supply â Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply â Mains Connected

Sewage Supply â Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels â No

EV Car Charge Point â Yes

Primary Heating Type â Gas Radiators

Parking â Yes

Accessibility â N/a

Right of Way â No

Restrictions â N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction â Ask Agent

Outstanding Building Work/Approvals â Ask Agent

## DRAFT DETAILS

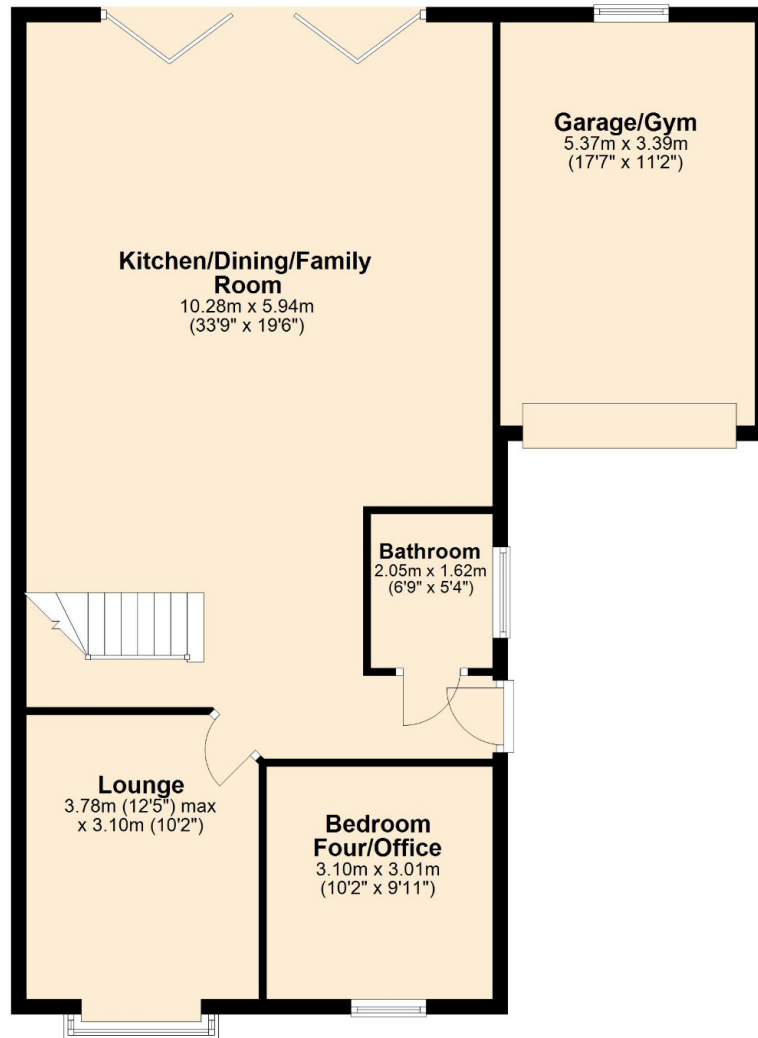
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## AGENTS NOTES

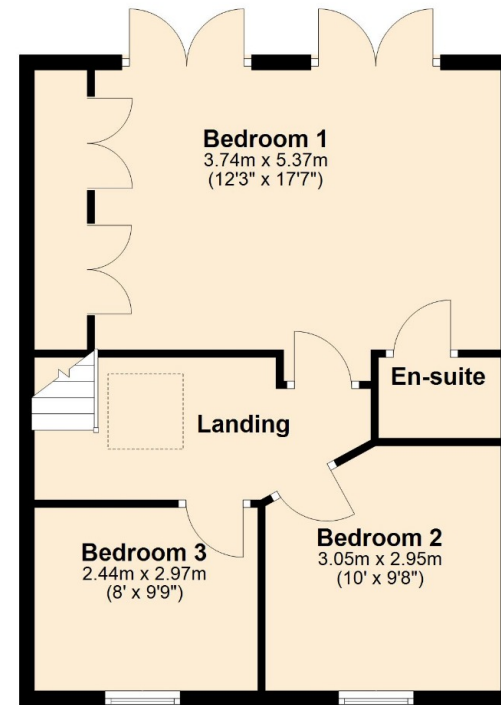
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We 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.

# Floorplan

Ground Floor



First Floor





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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