



3 MARJORAM CLOSE
East Hunsbury, Northampton, NN4

 **DAVID COSBY**
ESTATE AGENTS



3 Marjoram Close

East Hunsbury
Northampton
NN4

Features

- Detached family home
- 4/5 Bedrooms
- Family bathroom
- En-suite to master bedroom
- South facing rear garden
- Off-road parking

Description

3 Marjoram Close is a fantastic, 5-bed detached family home set within a cul-de-sac location in East Hunsbury and benefiting from off-road parking and south facing garden. Accommodation at ground floor includes Entrance Hall, Sitting Room, Dining Room, Bedroom, Cloak Room, Kitchen, and Utility. At first floor level there are four bedrooms, a family bathroom, and en-suite to the master bedroom.



3 Marjoram Close is located within a cul-de-sac in the East Hunsbury area of Northampton and benefits from a wide range of local amenities, including leisure centres, shops, pubs, and restaurants.

The Property

Entrance Hall

The main entrance hall is accessed via a part-glazed door with full height glazed side panel. Floors are finished with engineered oak boards and ceilings have perimeter ovolo covings. A straight flight of timber stairs with cut pile carpet leads to the first-floor accommodation and has a painted timber handrail with balustrading. 6-panelled doors lead to the ground floor bedroom, sitting room, cloakroom and kitchen and there is a useful under stairs cupboard for storage. A further small fixed window is located to the right-hand side of the entrance hall providing additional natural lighting.

Living Room

The sitting room is located to the front right-hand side of the property and is a good-sized area with segmental bay window overlooking the front drive. Floors are finished with cut pile carpet and, again, perimeter ovolo covings have been fitted. A 6-panel door leads to the dining room and there is a wall mounted electric fan fire. Artificial lighting is provided by wall mounted lights.

Dining Room

The dining room is located to the rear right-hand side of the property and has engineered oak boards and perimeter ovolo covings. Sliding doors lead to a timber framed lean-to structure on the rear elevation.

Kitchen / Breakfast Room

The kitchen is located to the rear left-hand side of the property and is fitted with a range of contemporary base and wall units with ceramic sink incorporating chrome mixer tap. There is a built-in 5-burner hob with extractor hood over. Space has been provided for a large fridge/freezer and there is also a built-in 2-door electric oven. Floors are finished with timber effect sheet vinyl. The kitchen extends into a summer room located to the rear of the property with breakfast bar and French doors with side lights opening onto the south facing rear garden providing an abundance of natural light.

Utility

A 6-panelled door leads to a useful utility room area with plumbing for washing machine. Natural lighting is provided by a 2-unit top hung casement window to the rear elevation.

Cloakroom

The ground floor cloakroom is fitted with a close-coupled WC and wall mounted ceramic wash hand basin with chrome pillar taps. Low level timber panelling has been formed to the perimeter walls and there is a window to the side elevation with top hung opening casement.

Bedroom 5 / Office

The ground floor bedroom 5/office was formerly the integral garage which has been converted to provide habitable accommodation with a 2-unit window overlooking the front elevation and cut pile carpet to the floors.





First Floor Landing

The first-floor landing has cut pile carpet and 6-panelled doors which lead to the main bedrooms, family bathroom. There is also an airing cupboard which houses the hot water cylinder.

Master Bedroom

The master bedroom is located to the front right-hand side of the property and features a 3-unit window with top hung opening casement. There is a large built-in 4-door wardrobe providing and plenty of storage and floors are finished with cut-pile carpet. A 6-panel door leads to the master bedroom en-suite.

Master Bedroom En-Suite

Fitted with a 3-piece suite comprising close-coupled WC, tiled shower cubicle and ceramic wash hand basin with pillar taps set within a vanity unit. Mechanical extract ventilation has been installed and there is a window to the front elevation providing natural lighting and further ventilation.

Bedroom Two

Bedroom two is located to the front left-hand side of the property and is a good-sized double bedroom with storage space and 3-unit window overlooking the rear elevation. Floors are finished with cut-pile carpet.

Bedroom Three

Bedroom 3 is located to the rear right-hand side of the property and has a window overlooking the rear elevation. Floors are finished with cut pile carpet.

Bedroom Four

Bedroom four is a single bedroom located to the rear left-hand side of the property and, again, as a 2-unit window overlooking the south facing rear garden. There is a useful storage cupboard and floors are finished with timber laminate boards.

Family Bathroom

The family bathroom is fitted with a 3-piece suite comprising close-coupled WC, ceramic wash-hand-basin and bath with rainfall shower head and separate hose. Walls have full height ceramic tiling and there is a large window to the rear elevation with top-hung opening casement providing natural lighting and ventilation. Mechanical extract ventilation has been installed.



Outside Areas

Front Aspect

The property is located within a quiet cul-de-sac and has a block paved drive providing off-road parking for several vehicles. There is gated access to the left-hand side of the property which leads to the rear garden, and an established Laurel hedgerow to the right-hand side.

Rear Garden

External access to the rear garden is via a pathway to the left-hand side elevation of the property. French doors to the rear of the kitchen provide a link between the internal and external areas. The rear garden itself is a good sized south facing space with patio area, raised timber decking and central lawn. Established perimeter shrubs are located to the left-hand side and there is a useful timber shed positioned to the rear right-hand side corner. The current owners have constructed an external timber framed bar area with perimeter railings and mono-pitched roof - perfect for outdoor entertaining.



Location

Euston Road is located within the Far Cotton area of Northampton and is within close walking distance of the Town Centre and the Waterside Campus for the University of Northampton.

The recently renovated Northampton train station is close by and provides direct links for commuters to London and Birmingham.

Traditional parkland is also within easy reach with Far Cotton Recreational Ground just a few streets away. Becket's Park – another popular recreation ground is also close and features grassy riverside banks alongside the River Nene and tree-lined walks which date back to the late 18th century, as well as amenities such as tennis courts and children's play area.

The historic Delapre Abbey is only a few hundred meters away and is home to a recently refurbished neo-classical mansion and fantastic open grounds.



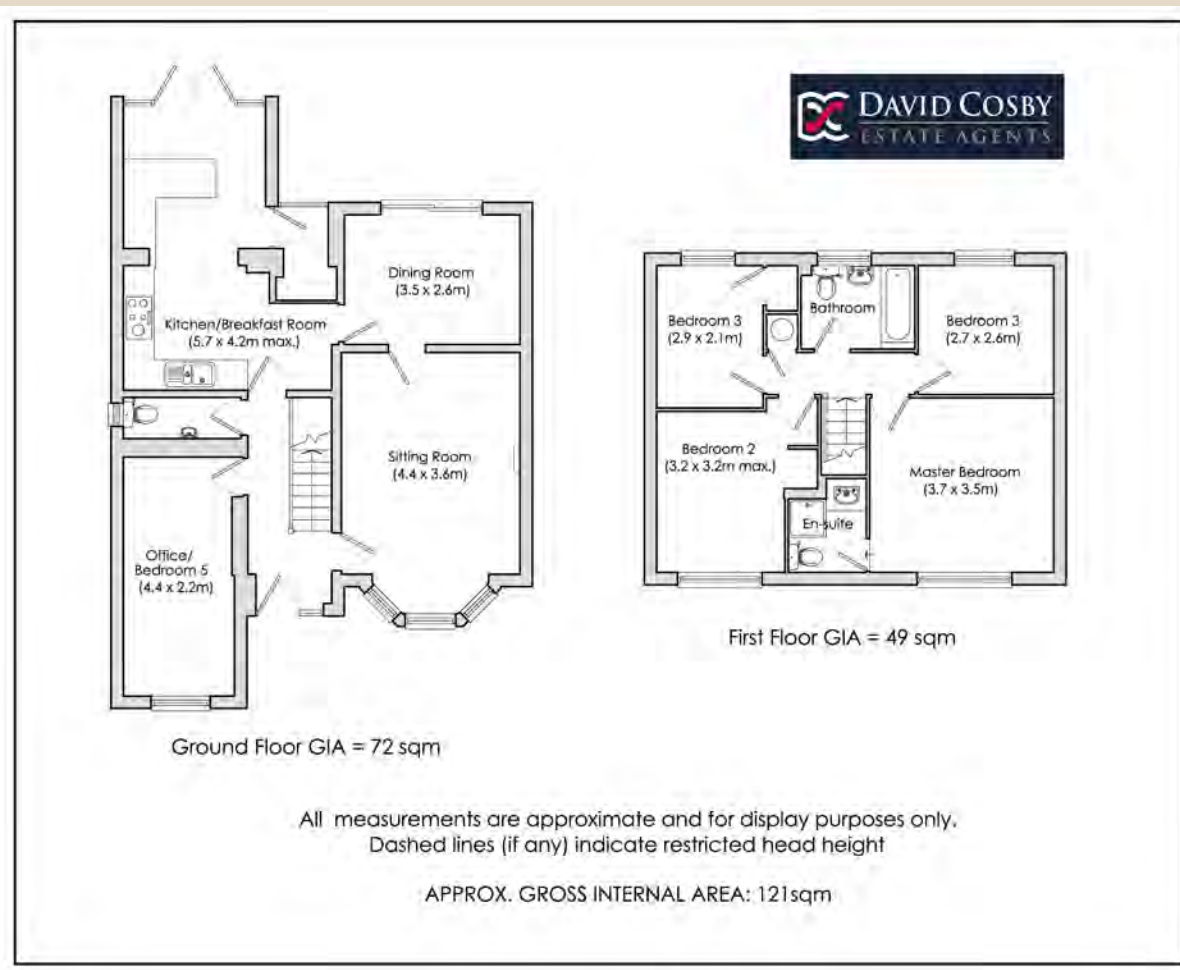
Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Electricity, and Gas

Council Tax: Band A **EPC:** Rating E

Important Notice

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations



David Cosby | Maidford Road | Farthingstone
Northamptonshire | NN12 8HE

t: 01327 361664 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk



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David Cosby MRICS | Director
davidcosby@davidcosby.co.uk



Natasha Cosby | Director
natashacosby@davidcosby.co.uk



Rachael McKnight | Sales Assistant
rachaelmcknight@davidcosby.co.uk



t: 01604 979628 e: enquiries@davidcosby.co.uk

www.davidcosby.co.uk



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