

Make the right move!



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**41 Newport Pagnell Road, Hardingstone,
Northampton. NN4 6ER.**

£665,000 Freehold

Edward Knight Estate Agents are delighted to present this immaculately presented four/five bedroom family home, prominently located on a generous plot in a highly desirable area of Northampton. The residence has undergone extensive remodelling which provides expansive living areas. It is conveniently located near top schools, supermarkets, and transportation links, making it an attractive property with a lot to offer. The property which extends to over 2200 square feet of accommodation features a porch, an open-plan living/kitchen/diner/family area, a study/bedroom five, a utility room, and a WC. Rising to the first floor, there is a landing, a spacious master bedroom with a Juliet balcony that provides views of the landscaped garden and includes an ensuite. Additionally, there are three more bedrooms, with the fourth bedroom currently serving as a dressing room, equipped with Hammonds fitted furniture, and a family bathroom. This well-appointed family home is in excellent condition and features premium joinery throughout. Please contact us today to arrange a viewing.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Ground Floor

Porch

Entry via a composite door. Storage cupboard. Radiator. Door into:

Open Plan Living Area

25' 9" x 17' 9" (7.85m x 5.41m) UPVC double glazed bay window to the front aspect. Dual log burner. UPVC double glazed window to the side aspect. Radiator. A bespoke oak staircase rising to the first floor. Under stairs storage cupboard. Large opening into:

Open Plan Living/Kitchen

21' 9" x 20' 5" (6.63m x 6.22m) Beautifully fitted kitchen suite comprising of a range of base and eye level units with contrasting work surface mounted over. Sink unit with mixer tap over. Fitted double electric oven. Fitted five ring gas hob with extractor hood above. Large island with ample amount of storage. Integrated dishwasher and fridge-freezer. Three radiators. Two UPVC double glazed windows to both side aspects. UPVC Double glazed Bi folding doors to the rear aspect.

Study/Bedroom Five

12' 2" x 8' 11" (3.71m x 2.72m) UPVC double glazed window to the front aspect. Radiator.

Utility Room

11' 4" x 5' 11" (3.45m x 1.80m) Fitted suite comprising of a range of base and eye level units with contrasting work surface mounted over. Sink unit with mixer tap over. Space and plumbing for washing machine. UPVC Double glazed obscured door to rear aspect. Radiator. Wall mounted combination boiler.

WC

6' 1" x 5' 3" (1.85m x 1.60m) Two piece suite comprising: Low flush Wc. Pedestal wash hand basin. Radiator. UPVC obscured double glazed window to the side aspect.

First Floor

Landing

Bespoke oak balustrade. Large double glazed Velux window to the rear aspect. Storage cupboard. Doors into:

Bedroom One

Four double glazed Velux windows to both side aspect. UPVC double glazed double doors to a Juliet balcony over looking the rear garden. Three radiators. Built in wardrobe. Door into:

En Suite

Three piece suite comprising: Low flush Wc, Vanity unit with sink mounted over. Enclosed shower cubicle with a tiled seat within. Radiator. Double glazed Velux window to the side aspect.

Bedroom Two

15' 5" x 9' 7" (4.70m x 2.92m) Three double glazed Velux windows to both the front and rear aspect. UPVC double glazed obscured window to the side aspect. Built in wardrobe. Radiator.

Bedroom Three

14' 3" x 7' 4" (4.34m x 2.24m) UPVC double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom Four

13' 4" x 8' 0" (4.06m x 2.44m) UPVC double glazed window to the front aspect. Radiator. Built in bedroom furniture fitted by Hammonds.

Bathroom

Three piece suite comprising: Low flush Wc. Wall mounted vanity unit with sink mounted over. Panelled bath with a hand held shower. Tiled to water sensitive areas. Tiled flooring. Chrome heated towel rail. UPVC double glazed obscured window to the front aspect.

Externally

Front Garden

Gravel driveway providing off road parking for multiple cars leading to the garage and front entrance. Mature shrubs providing privacy from the road.

Rear Garden

An extensive garden which is mature, well tended and landscaped and offers a good deal of privacy. Patio area leading on to a large lawn which is bordered by established beds and contain a variety of stock including shrubs, flowers, bushes and various different trees including two apple trees. Enclosed with recently fitted timber panelled fencing to the boundaries. Timber sheds to the rear of the garden both of which have power and lighting. Via the garage there is vehicular access. Gated side access.

Garage

25' 8" x 8' 4" (7.82m x 2.54m) Up and over doors to the front and rear elevations. Power and lighting.

