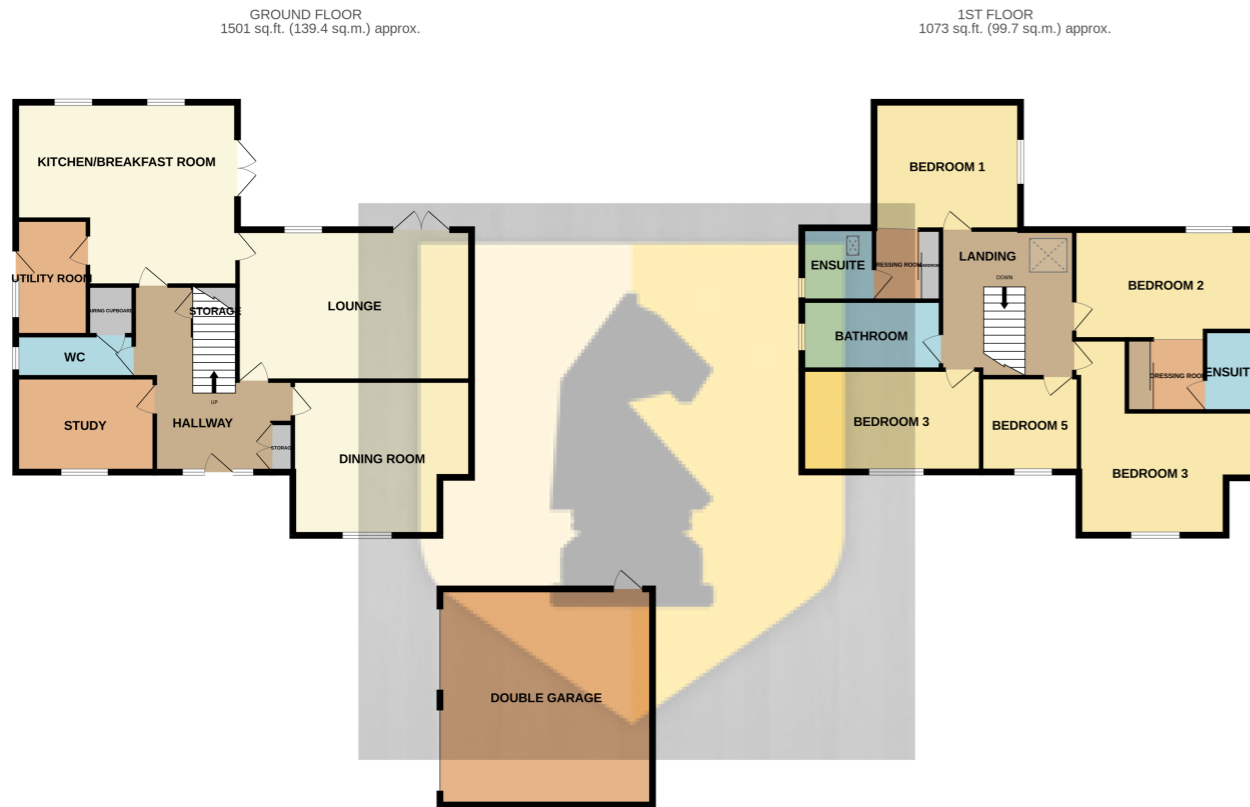


Make the right move!



**EDWARD KNIGHT**  
ESTATE AGENTS



TOTAL FLOOR AREA: 2573 sq.ft. (239.1 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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**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.

**65A Booth Rise, Northampton. NN3 6HP.**

**£700,000 Freehold**

Edward Knight Estate Agents are delighted to offer to the market this brand new, large five bed detached family home situated down a private driveway off Booth Rise. This large home extends to approximately 2300 square feet of internal accommodation and has been finished to a high specification throughout. In brief the accommodation comprises; entrance hall, lounge, dining room, study, kitchen/breakfast room, utility room and wc. To the first floor there are five bedrooms with the largest two also featuring en suite facilities and a family bathroom. Externally there is a large driveway which leads to a detached double garage and a good sized garden to the rear. The property benefits from heat pump central heating system, upvc double glazing and a 10 year new home guarantee.

### Entrance Hall

Entry via a composite door. Two storage cupboards. Underfloor heating. Stairs leading to the first floor. Doors into:

### Lounge

19' 9" x 13' 3" (6.02m x 4.04m) Newly fitted UPVC double glazed window and double doors to the rear aspect. Under floor heating.

### Dining Room

14' 0" x 13' 7" (4.27m x 4.14m) Newly fitted UPVC double glazed window to the front aspect. Underfloor heating.

### Study

11' 7" x 8' 4" (3.53m x 2.54m) Newly fitted UPVC double glazed window to the front aspect. Underfloor heating.

### Kitchen/Breakfast Room

18' 10" x 15' 11" (5.74m x 4.85m) 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 induction hob with extractor hood above. Large island with ample amount of storage. Integrated dishwasher and fridge-freezer. Wine cooler. Underfloor heating. . Two UPVC double glazed windows to rear aspect. UPVC Double glazed double doors leading to the rear garden.

### Utility Room

Fitted suite comprising of a range of base and eye level units with contrasting work surface mounted over. Space and plumbing for washing machine and tumble dryer. UPVC Double glazed door to the side aspect. Radiator.

### WC

Two piece suite comprising: Low flush Wc. Wall mounted sink/ Obscured UPVC double glazed window to the side aspect. Airing cupboard. Underfloor heating.

### Landing

Velux window to the rear aspect. Loft access. Doors into:

### Bedroom One

17' 7" Into Dressing area x 12' 11" (5.36m x 3.94m) Newly fitted UPVC double glazed window to the side aspect. Dressing area with built in wardrobes with sliding mirror doors. Door into:

### En Suite

6' 5" x 5' 7" (1.96m x 1.70m) Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle. Chrome heated towel rail. UPVC obscured double glazed window to the side aspect.

### Bedroom Two

15' 5" x 15' 8" Into dressing area(4.70m x 4.78m) Newly fitted UPVC double glazed window to the rear aspect. Dressing area with built in wardrobes with sliding mirror doors. Door into:

### En Suite

6' 10" x 3' 10" (2.08m x 1.17m) Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle. Chrome heated towel rail. UPVC obscured double glazed window to the side aspect.

### Bedroom Three

14' 1" x 11' 0" (4.29m x 3.35m) Newly fitted UPVC double glazed window to the front aspect. Radiator.

### Bedroom Four

15' 1" x 9' 0" (4.60m x 2.74m) Newly fitted UPVC double glazed window to the front aspect. Radiator.

### Bedroom Five

9' 4" x 8' 5" (2.84m x 2.57m) Newly fitted UPVC double glazed window to the front aspect. Radiator.

### Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Panelled bath with shower over. Chrome heated towel rail. UPVC obscured double glazed window to the side aspect.

### Frontage

Electric gates to enter a long block paved driveway leading to ample amount of secure off road parking to a detached double garage. Lawn areas to either side of the pathway leading to the front porch.

### Detached Double Garage

19' 0" x 18' 8" (5.79m x 5.69m) Two up and over doors. Side door leading to the a pathway to the front entrance. Power and lighting.

### Rear Garden

A large, private space is enclosed with timber panel fencing. There's a spacious patio area that leads to the lawn, with a side gate opening towards the front aspect.

