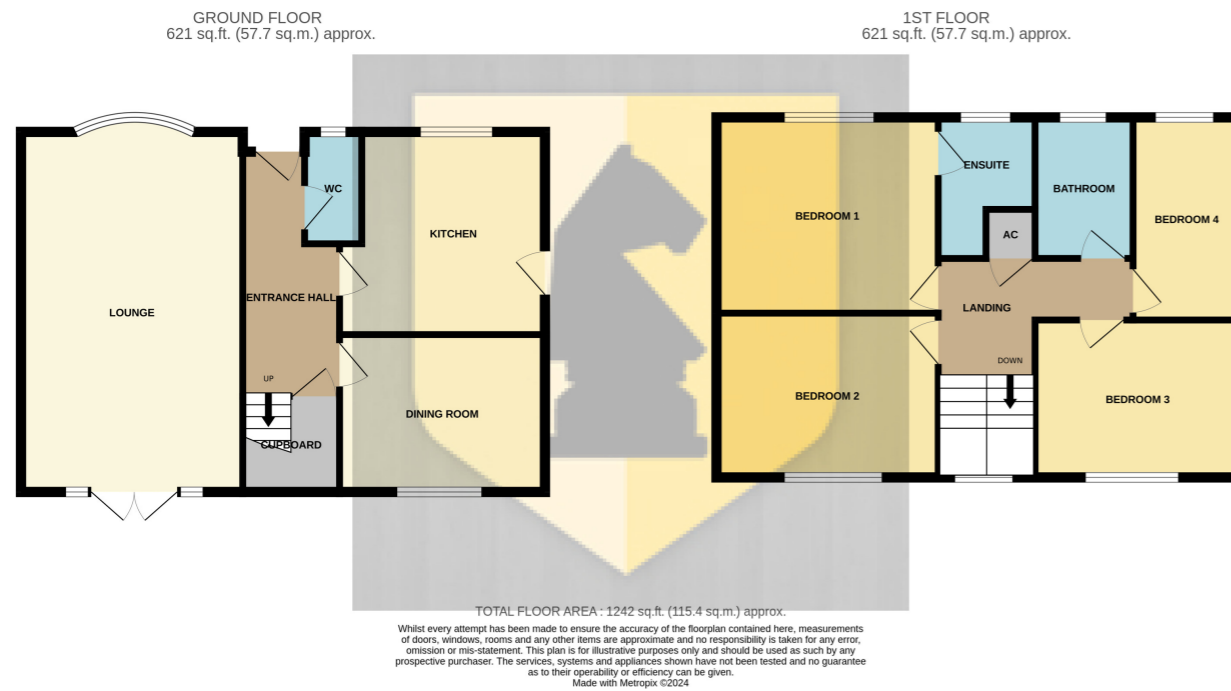


Make the right move!



**5 Wymersley Close, Great Houghton,
Northampton. NN4 7PT.**

£425,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this four bedroom family situated in the sought after village location of Great Houghton within a quiet cul de sac, approximately 2 miles from the town centre and conveniently placed for A45/M1 road link. This spacious home briefly comprises; entrance hall, cloakroom/WC, lounge, kitchen and Dining Room. To the first floor are four bedrooms with an en-suite to the main bedroom and a family bathroom. Externally there are gardens to the front and rear as well as a driveway leading to the detached double garage. The property further benefits from gas radiator heating and Upvc double glazing. An ideal family home in an idyllic setting which must be viewed offered with no upper chain.

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

Entrance Hall

Entry gained via a hardwood door. Radiator. Stairs rising to the first floor. Under stairs storage cupboard.

WC

Fitted two piece suite comprising of a low flush WC and a wash hand basin. Tiling to water sensitive areas. Obscure Upvc double glazed window to the rear aspect.

Lounge

20' 8" x 12' 5" (6.30m x 3.78m) Upvc double glazed window to the front aspect. Upvc double glazed French doors leading to the rear aspect. Feature fireplace. Two radiators.

Dining Room

11' 2" x 8' 8" (3.40m x 2.64m) Upvc Double glazed window to the rear aspect. Radiator.

Kitchen

11' 8" x 11' 2" (3.56m x 3.40m) Kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset one and a half bowl sink and drainer unit with mixer tap over. Double oven. Gas hob. Space and plumbing for a washing machine. Wall mounted boiler. Upvc double glazed window to the side aspect. Upvc double glazed door to the side aspect.

First Floor

Landing

Airing cupboard. Upvc double glazed window to the rear aspect. Loft hatch. Doors off to;

Bedroom One

12' 8" x 11' 2" (3.86m x 3.40m) Upvc double glazed window to the front aspect. Coving. Radiator. Built in wardrobes. Door to;

En Suite

Fitted three piece suite comprising of a low flush WC. Wash hand basin and a double shower enclosure. Fully tiled. Obscure Upvc double glazed window to the front aspect.

Bedroom Two

12' 8" x 9' 4" (3.86m x 2.84m) Upvc double glazed window to the rear aspect. Radiator. Coving.

Bedroom Three

11' 4" x 8' 10" (3.45m x 2.69m) Upvc double glazed window to the rear aspect. Radiator. Coving.

Bedroom Four

11' 8" x 6' 1" (3.56m x 1.85m) Upvc double glazed window to the rear aspect. Radiator. Coving.

Bathroom

Fitted three piece suite comprising of a low flush WC. Pedestal wash hand basin and a panelled bath with fitted shower above. Fully tiled. Obscure Upvc double glazed window to the front aspect.

Externally

Front Garden

A large block paved driveway leads to the detached double garage.

Rear Garden

Mainly laid to a large lawn with mature borders containing a variety of plants and shrubs. Patio area. Courtesy door to the garage. Side timber gate to the front aspect.

Double Garage

Accessed via an electric metal roller door. Power and light connected.

