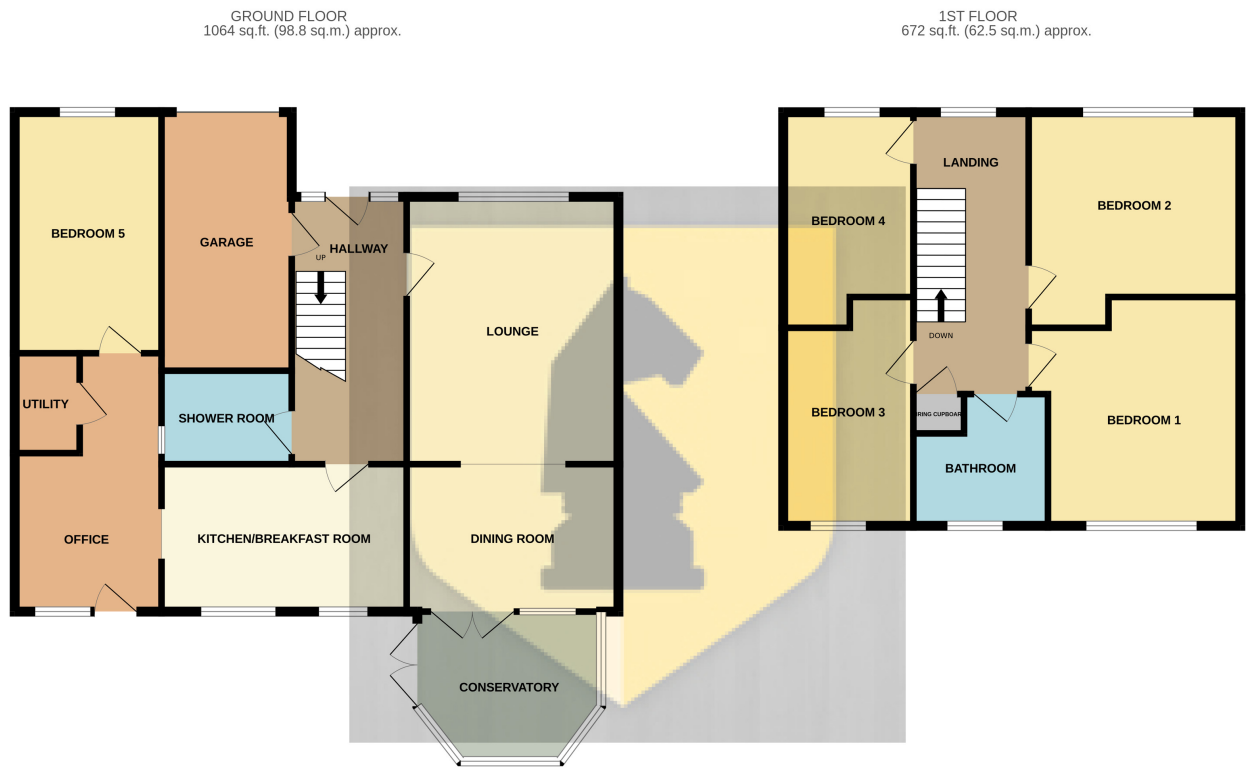


Make the right move!



TOTAL FLOOR AREA: 1736 sq.ft. (161.3 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.

35 Conyngham Road, Northampton. NN3 9TA. £485,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this exceptionally well presented four/five bedroom home which has been substantially improved by the current owners and is located close to Weston Favell Centre in the Meadowfields area. This immaculately presented family home briefly comprises; entrance hall, lounge, dining room, kitchen/breakfast room, shower room and conservatory. To the ground floor is an extended space which together with the converted garage forms a space with Annexe potential. Currently this space offer an office, bedroom five and a utility. To the first floor there are four well proportioned bedrooms and a family bathroom. Externally there is a driveway offering parking for several vehicles, which leads to the remaining garage space. To the rear is an enclosed garden which is not overlooked. Further benefits include gas radiator heating and upvc double glazing. An internal viewing comes highly recommended.

Tel: 01604 632433

Entrance Hall

Entry via UPVC door. Radiator. Stairs leading to the first floor. Doors into:

Lounge

16' 0" x 12' 7" (4.88m x 3.84m) UPVC double glazed window to the front aspect. Radiator. Electric fireplace. Opening into:

Dining Room

11' 11" x 9' 0" (3.63m x 2.74m) Double glazed double doors leading into the conservatory. Radiator.

Kitchen/Breakfast Room

14' 6" x 9' 0" (4.42m x 2.74m) Fitted modern kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink with mixer tap mounted over. Premium appliances include; Fitted double electric ovens. Fitted electric hob with extractor hood mounted over. Integrated dishwasher and fridge/freezer. Upvc double glazed windows to the rear aspect.

Shower Room

Three piece suite comprising: low flush Wc. Vanity unit with sink mounted over. Enclosed shower cubicle. Upright radiator. Obscured double glazed window to the side aspect.

Conservatory

11' 8" x 8' 5" (3.56m x 2.57m) UPVC double glazed windows to the rear aspect. UPVC double glazed double doors to the rear garden.

Office

8' 10" x 7' 2" (2.69m x 2.18m) UPVC double glazed double doors to the rear aspect. Radiator.

Utility

Utility cupboard comprising, sink unit with mixer tap over. Space and plumbing for washing machine and tumble dryer.

Bedroom Five

13' 9" x 7' 6" (4.19m x 2.29m) UPVC double glazed window to the front aspect. Radiator.

Landing

Airing cupboard. Loft access. Doors into:

Bedroom One

13' 1" x 11' 1" (3.99m x 3.38m) UPVC double glazed window to the rear aspect. Radiator.

Bedroom Two

12' 8" x 11' 1" (3.86m x 3.38m) UPVC double glazed window to the front aspect. Radiator.

Bedroom Three

12' 8" x 7' 9" (3.86m x 2.36m) UPVC double glazed window to the front aspect. Radiator.

Bedroom Four

11' 11" x 7' 8" (3.63m x 2.34m) UPVC double glazed window to the rear aspect. Radiator.

Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over, Panelled bath with shower over. Fully tiled. Upright radiator, UPVC Obscured double glazed window to the rear aspect.



www.edwardknight.co.uk

Front

Resin bound driveway which provides off road parking for several vehicles. Leading to the garage. With a side gate for access to the rear.

Rear Garden

A large tiled driveway leads to a well kept lawn. To the rear is another tiled patio area. Attractive borders contain privacy hedging. Enclosed with timber panelled fencing.

Garage

Accessed via an electric roller door.

