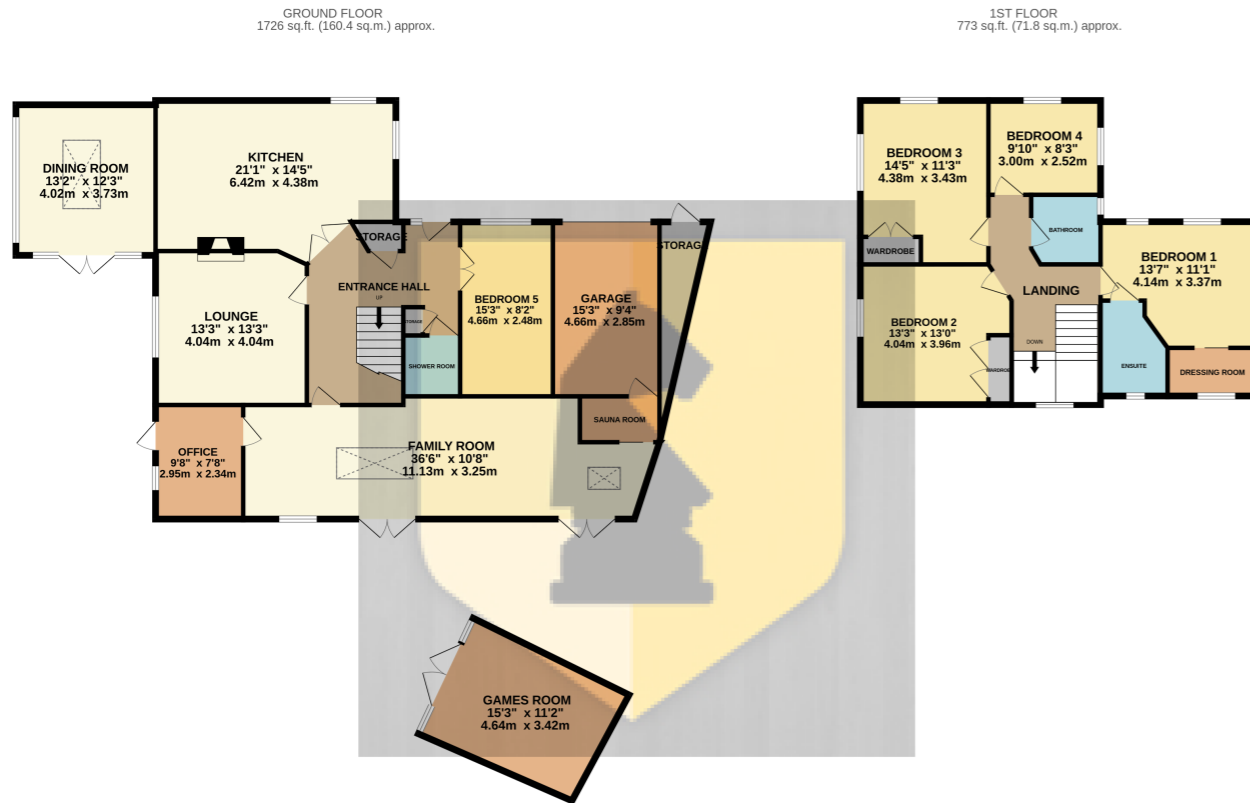


Make the right move!



TOTAL FLOOR AREA: 2499 sq.ft. (232.2 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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 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.

**3 Willow Lane, Hartwell, Northampton. NN7 2FJ.**

**£695,000 Freehold**

Edward Knight Estate Agents are excited to present for sale this stunning detached house in Hartwell, conveniently close to Salcey Forest. Set within a private road and secured by electric gate, this pristine family home features an entrance hall, a modernized downstairs shower room, a living room with a wood-burning stove, dining room, and newly fitted kitchen/breakfast room with a central island leading to a newly constructed extension with a skylight. The first floor offers four spacious double bedrooms, including a master bedroom with a renovated ensuite shower room, alongside a modern family bathroom. Externally, the property boasts various outdoor entertainment spaces, a garage, a separate games room, and a designated area for a hot tub and fire table. Additionally, the home is eco-friendly, utilizing an Air Source Heat Pump for heating and hot water, and is equipped with night vision CCTV security cameras.

## Ground Floor

### Entrance Hall

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

### Kitchen/Breakfast Room

21' 1" x 14' 5" (6.43m x 4.39m) Newly fitted modern kitchen suite comprising of a range of base and eye level units with granite work surfaces mounted over and upstands. Inset sink with mixer tap mounted over. Premium appliances include; Fitted double electric oven. Fitted microwave. Large island with a fitted induction hob with extractor hood mounted over. and a large timber breakfast bar. Integrated dishwasher. Space for side by side fridge/freezer. Radiator. Upvc double glazed windows to the front and side aspect. Upvc double glazed. Opening into:

### Dining Room

13' 2" x 12' 3" (4.01m x 3.73m) UPVC double glazed window to the side aspect. UPVC double glazed double doors leading to the rear garden. Radiator.

### Lounge

13' 3" x 13' 0" (4.04m x 3.96m) UPVC double glazed window to the side aspect. Log burner. Radiator.

### Bedroom Five

15' 4" x 8' 2" (4.67m x 2.49m) UPVC double glazed window to the front aspect. Radiator.

### Family Room

36' 10" MAX x 10' 8" (11.23m x 3.25m) UPVC double glazed window to the rear aspect. Two sets of UPVC double glazed double doors to the rear garden. Two Skylights. Radiators. Doors into:

### Office

UPVC double glazed window to the side aspect. Radiator. UPVC double glazed door leading to the side aspect.

### Sauna Room

7' 2" x 3' 8" (2.18m x 1.12m) Door leading into the single garage.

## First Floor

### Landing

UPVC double glazed window to the rear aspect. Doors into:

### Bedroom One

Two UPVC double glazed windows to the front aspect. Radiator. Sliding door into the walk-in-wardrobe. Door into:

### En Suite

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

### Bedroom Two

13' 3" x 13' 0" (4.04m x 3.96m) UPVC double glazed window to the side aspect. Radiator. Built in wardrobes.

### Bedroom Three

14' 5" x 10' 10" (4.39m x 3.30m) UPVC double glazed windows to the front and side aspect. Radiator. Built in wardrobe.

### Bedroom Four

9' 9" x 8' 3" (2.97m x 2.51m) UPVC double glazed windows to the front and side aspect. Radiator.

### Bathroom

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

## Externally

### Front Garden

Enclosed driveway via eclectic gate leading to newly laid block paving providing off road parking for multiple cars. Paved patio leading to the front entrance with a gravel flower bed with shrubs and tree.

### Rear Garden

Mostly laid to lawn, This beautifully landscaped garden wraps around the detached home, with a patio and pathways leading to a raised decking area. Mature trees. Gravel pathway leading to the external games room and hot tub. Side gate leading to the front aspect.

### Games Room

15' 3" x 11' 1" (4.65m x 3.38m) UPVC double glazed double doors leading to the rear garden.

### Garage

15' 7" x 9' 4" (4.75m x 2.84m) Electric roller door. Power and lighting.

