



26 The Avenue, Northampton.
NN2 8PR



EDWARD KNIGHT
ESTATE AGENTS



£525,000

Freehold

Edward Knight Estate Agents are delighted to offer to the market this spacious five bedroom family home in the sought after area of Kingsthorpe located in a quiet cul-de-sac. The accommodation comprises entrance hall, lounge, kitchen/diner utility room, wet room. To the first floor there are four double bedrooms, with bedroom one benefitting from a hidden en suite and bedroom four benefitting from a balcony, and a large family bathroom. To the second floor there is a further bedroom and study. Outside is large gated frontage providing off road parking for multiple vehicles and to the rear is a large private garden which is mainly laid to lawn. Viewing is highly recommended to appreciate the space.





Ground Floor

Entrance Hall

Entry via a composite door into a large hall. Stairs leading to the first floor. Storage cupboard. Door leads into lounge. Double doors to the kitchen diner. Intercom system to the main gates. Radiator.

Lounge

14' 9" Into Bay x 12' 2" (4.50m x 3.71m) UPVC double glazed bay window to the front aspect. UPVC double glazed window to the side aspect. Open fire place. Coving. Radiator. Bi-folding glass doors into kitchen/diner.

Kitchen/Diner

21' 11" x 20' 11" (6.68m x 6.38m) Fitted kitchen suite range of wall and base level units. Sink and drainer set into the work surfaces with tiling to splash back areas. Space for a range cooker with extractor hood above. Space for freestanding fridge/freezer. Space and plumbing for dishwasher. Radiator. Double glazed window to the rear aspect. Two double glazed bi-folding doors leading to the rear aspect.



Utility Room

Kitchen suite ranging wall and base units. Space and plumbing for washing machine and tumble dryer. UPVC double glazed door to the rear aspect. Double glazed window to the rear aspect. Radiator.

Wet Room

Low level flush WC. Wash hand basin. Shower. Hand dryer. Radiator. Large cupboards housing the boiler. Door through to the garage.

First Floor

Landing

Double glazed window to the side aspect. Stairs leading to the second floor. Doors into:

Bedroom One

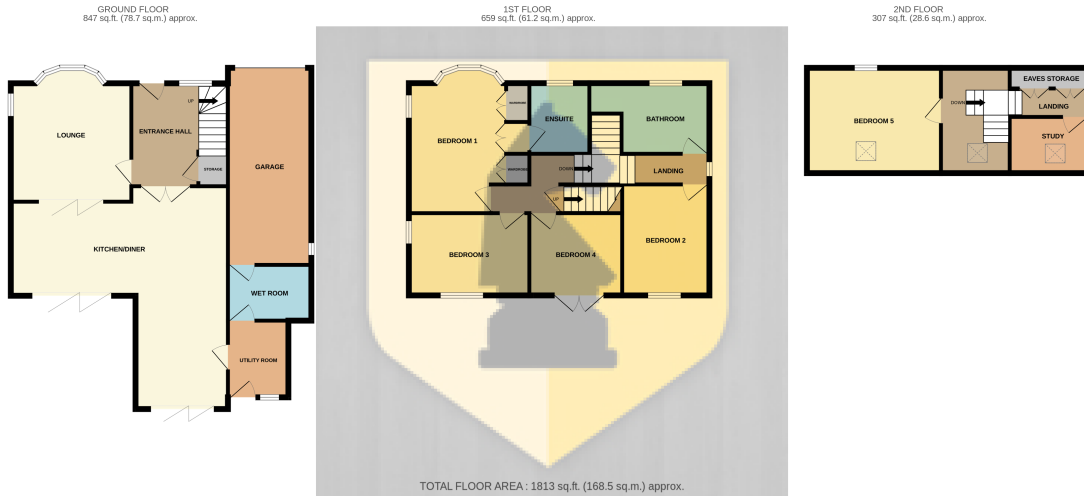
16' 8" x 12' 2" (5.08m x 3.71m) Double glazed bay window to the front aspect. Double glazed window to the side aspect. Built in wardrobes. Radiator. Door into:

En Suite

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with shower over. Heated towel rail. Obscured double glazed window to the front aspect.



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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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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