

**FOR  
SALE**



**9 Vantage Meadow, Northampton NN3 5EJ**

**£400,000 - Freehold**



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## PROPERTY SUMMARY

Edward Knight Estate Agents are excited to present for sale this beautifully maintained and extended Four/Five bedroom detached family home, located in Ecton Park, a short walk from scenic woodlands and country parks. The property briefly includes: a hallway, combined lounge and dining area, kitchen, office/bedroom five, bathroom, additional reception room, and WC. On the first floor, there are four spacious bedrooms, a family bathroom, with bedroom one benefiting from an en-suite. The front features a sizeable gravel driveway for several vehicles leading to the main entrance. The rear boasts a landscaped garden with an expansive patio, elevated decking area, and a large outbuilding comprising two rooms serving as storage and a home gym. This property has undergone significant recent upgrades, including a new kitchen, bathroom suites, a landscaped garden, and more. It also benefits from gas radiator heating, UPVC double glazing and a converted garage which now offers a separate ANNEXE space.

## POINTS OF INTEREST

- *Detached Family Home*
- *Annexe Space with Two Rooms and a Bathroom*
- *Well Presented Throughout*
- *Two Reception Rooms*
- *En Suite & Two Family Bathrooms*
- *Landscaped Garden*
- *Large Driveway for Ample Amount of Parking*
- *Cul-de-sac Location*
- *Four/Five Bedrooms*



## ROOM DESCRIPTIONS

### First Floor

#### Hallway

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

#### Lounge/Diner

26' 3" x 11' 8" (8.00m x 3.56m) UPVC double glazed bay windows to the front aspect. Radiators. 1080p HD Projector & screen. UPVC double glazed double doors to the rear aspect. Opening into:

#### Kitchen

12' 8" x 8' 4" (3.86m x 2.54m) Fitted modern kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink and a half unit with a Chrome kitchen tap with pull out spray tap and a second tap for a Filter System which filters clean drinking water. Space and plumbing for a dishwasher. Induction hob with extractor hood. Electric oven. Space for microwave. UPVC double glazed window to the rear aspect.

#### WC

Two piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Radiator. Obscured double glazed window to the side aspect.

#### Hall

Doors into:

#### Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Freestanding roll top bath with a rainfall shower and curtain above. Upright radiator.

#### Reception Room

11' 10" x 11' 3" (3.61m x 3.43m) UPVC double glazed window to the rear aspect. UPVCC double glazed door to the rear garden. Radiator. Built in storage with integrated fridge/freezer and space and plumbing for washing machine.

#### Study/Bedroom

18' 1" x 7' 9" (5.51m x 2.36m) UPVC double glazed window to the front aspect. Radiator.

### First Floor

#### Landing

UPVC double glazed window to the side aspect. Storage cupboard. Doors into:

#### Bedroom One

11' 6" x 10' 4" (3.51m x 3.15m) UPVC double glazed window to the front aspect. Radiator. Door into:

#### En Suite

Two piece suite comprising: Enclosed shower cubicle. Vanity unit with sink mounted over. Obscured double glazed window to the side aspect. Radiator.

#### Bedroom Two

10' 4" x 9' 2" (3.15m x 2.79m) UPVC double glazed window to the rear aspect. Radiator.

#### Bedroom Three

9' 5" x 7' 4" (2.87m x 2.24m) UPVC double glazed window to the rear aspect. Radiator.

#### Bedroom Four

7' 4" x 6' 10" (2.24m x 2.08m) UPVC double glazed window to the front aspect. Radiator.

#### Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with shower over. Radiator.

### Externally

#### Front Garden

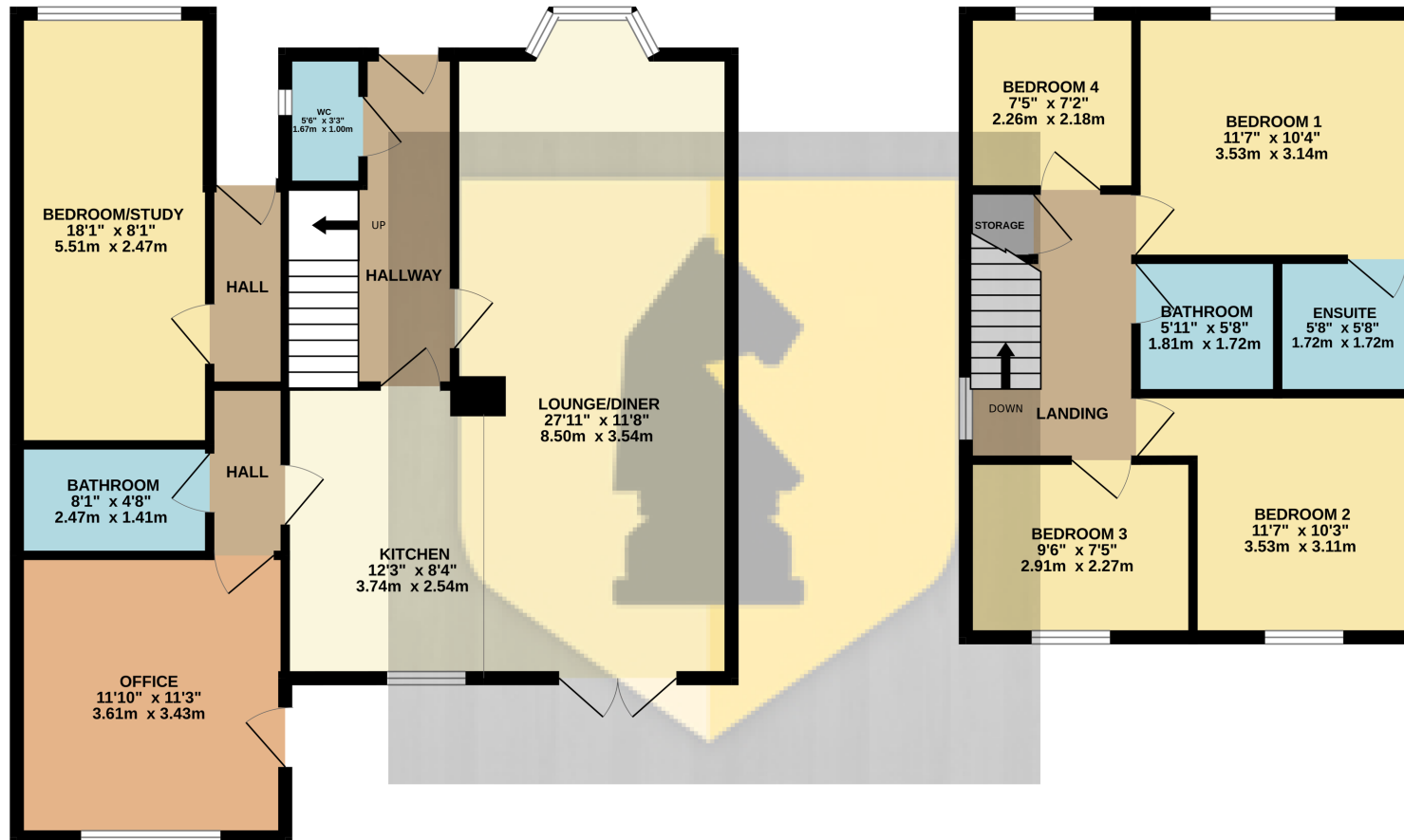
Gravel driveway providing off road parking for at least five vehicles.

#### Rear Garden

Beautifully designed and landscaped rear garden with decking leading on paved patio and a further raised decking providing different areas and levels for seating areas. Large out house to the rear of the garden providing a large storage unit and a home gym with power and lighting.

GROUND FLOOR  
 860 sq.ft. (79.9 sq.m.) approx.

1ST FLOOR  
 490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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.