

Make the right move!



TOTAL FLOOR AREA: 1979 sq.ft. (183.8 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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89 Wrenbury Road, Northampton. NN5 6XZ.

£565,000 Freehold

Edward Knight Estate Agents are pleased to introduce to the market, this impressive and versatile six-bedroom detached family home, ideally located in the sought-after area of Duston, Northampton. Offering generous living space as well as a convenient well presented annexe within the home.

The property is entered via a welcoming porch which leads into a spacious and well-laid-out interior. The main house boasts a comfortable lounge, separate dining room and a bright conservatory looking over the garden, providing excellent space for both family living and entertaining. The well-appointed kitchen is complemented by a separate utility room, leading through to a fully self contained annexe with its

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.

Porch

6' 10" x 3' 1" (2.08m x 0.94m)

Comprising of; Radiator. UPVC double glazed front door and window to front aspect.

Living Room

11' 11" x 18' 7" (3.63m x 5.66m)

Comprising of; Bay fronted UPVC double glazed window to the front aspect. Large fireplace with gas burner. Radiator. Carpet flooring. French doors leading to dining room.

Dining Room

10' 1" x 11' 1" (3.07m x 3.38m)

Comprising of; Radiator. French doors leading from living room and to the rear conservatory.

Conservatory

10' 3" x 13' 3" (3.12m x 4.04m)

Comprising of; UPVC double glazed windows surrounding. French doors leading to rear garden.

Bathroom

7' 7" x 7' 10" (2.31m x 2.39m)

Comprising of; Heated towel rail. Four piece bathroom suite, including bath, W/C, shower and hand wash basin. UPVC double glazed window to the rear aspect.

Kitchen

12' 0" x 9' 11" (3.66m x 3.02m)

Comprising of; Eye level and base level kitchen units. Dishwasher. Fridge/Freezer. Integrated oven and hob. Kitchen sink with draining board and mixer tap over. UPVC double glazed window to the rear aspect.

Utility Room

7' 8" x 10' 8" (2.34m x 3.25m)

Comprising of; UPVC double glazed door to the rear garden. Space/electric and plumbing for washing machine and tumble dryer.

Annexe - Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

Comprising of; W/C, Shower cubicle with shower over, hand wash basin. UPVC double glazed window to the side aspect.

Bedroom

7' 9" x 9' 6" (2.36m x 2.90m)

Comprising of; Radiator. UPVC double glazed window to the front aspect.

Annexe - Kitchen/Living Room

9' 6" x 15' 9" (2.90m x 4.80m)

Comprising of; Eye level and base level kitchen units. Sink and draining board with mixer tap over. Radiator. UPVC double glazed window to the front aspect.

Master Bedroom

11' 11" x 15' 5" (3.63m x 4.70m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect. Door leading to ensuite. Built in wardrobes.

Ensuite to master

6' 9" x 4' 11" (2.06m x 1.50m)

Comprising of; Shower cubicle with shower over, Hand wash basin, heated towel rail, W/C.

Bedroom Two

10' 10" x 14' 6" (3.30m x 4.42m)

Comprising of; Radiator. UPVC double glazed window to the rear aspect. Built in wardrobes.

Bedroom Three

7' 9" x 9' 1" (2.36m x 2.77m)

Comprising of; Radiator. UPVC double glazed window to the rear aspect.

Bedroom Four

9' 2" x 7' 9" (2.79m x 2.36m)

Comprising of; Radiator. UPVC double glazed window to the rear aspect.

Bedroom Five

8' 11" x 7' 8" (2.72m x 2.34m)

Comprising of; Radiator. UPVC double glazed window to the front aspect.

Bathroom

5' 11" x 8' 2" (1.80m x 2.49m)

Comprising of; Four piece bathroom suite including bath, shower, hand wash basin and W/C.

External Double Garage

Power and lighting.

