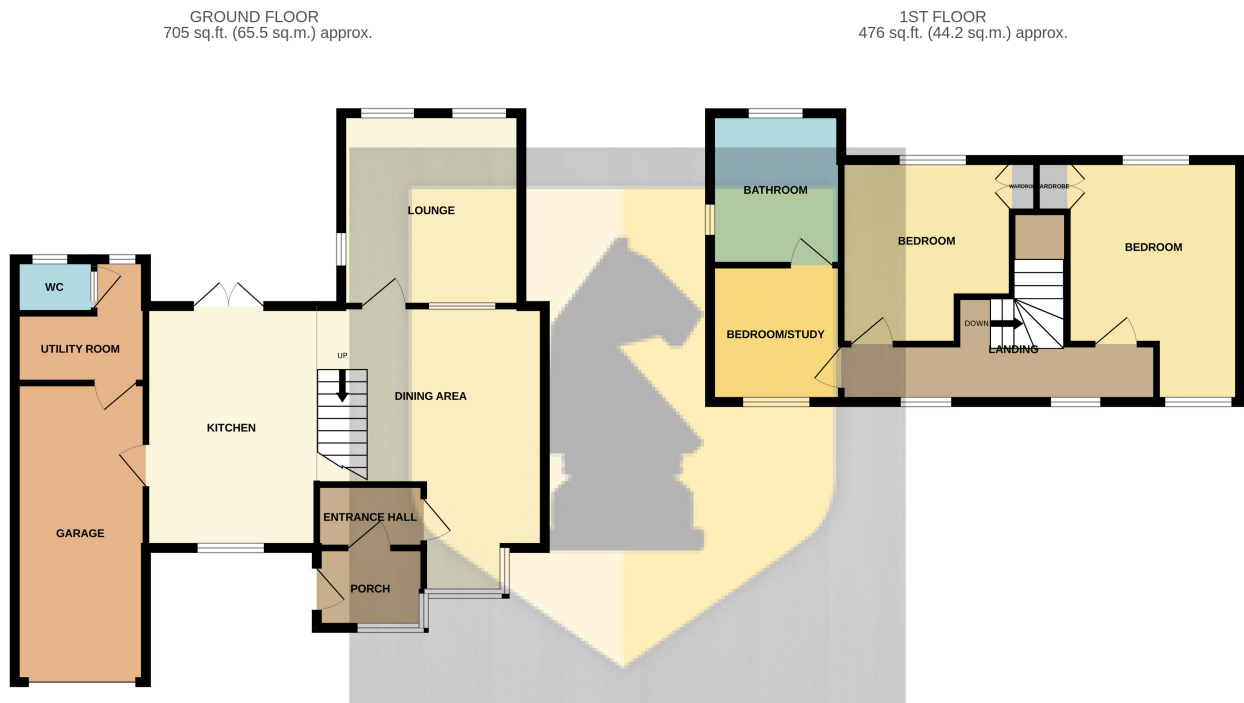


Make the right move!



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 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.

31 Hawkrige, Northampton. NN4 9YP. £335,000 Freehold

Edward Knight Estate Agents are pleased to present this beautifully extended, unique detached property for sale. This three-bedroom family home is in excellent condition. The accommodation includes an entrance porch, hall, lounge, an open-plan kitchen and dining area divided by the staircase, utility room, and a downstairs WC on the ground floor. The first floor comprises two generous double bedrooms, plus a third bedroom/study with access to the main bathroom. Additional features include double glazing, gas central heating, front and private rear gardens, off-road parking, and a garage.

Tel: 01604 632433

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Ground Floor

Porch

Double glazed windows to the front aspect. Door into:

Hall

Storage cupboard. Door into:

Dining Room

14' 5" x 10' 6" (4.39m x 3.20m) Double glazed bay window to the front aspect. Radiator. Tiled flooring. Window into the living room and stairs raising to the first floor.

Lounge

13' 0" x 11' 6" (3.96m x 3.51m) Double glazed windows to both the side and rear aspect. Radiator. Picture rail.

Kitchen/Breakfast Room

14' 5" x 10' 1" (4.39m x 3.07m) UPVC window to front aspect, UPVC French doors to rear aspect, handmade kitchen to include base units with hard wood work surfaces, butler sink, "Rangemaster" cooker, island including breakfast bar, ceramic tiled flooring, radiator.

Utility Room

Obscure UPVC window to rear aspect, space and plumbing for washing machine and tumble dryer. Internal garage access, ceramic tiled flooring.

WC

Two piece suite comprising: Low flush Wc. Wall mounted sink. Radiator. Tiled to water sensitive areas. Obscured double glazed window to the rear aspect.

First Floor

Landing

Two double glazed windows to the front aspect. Loft access. Doors into:

Bedroom One

14' 5" x 10' 0" (4.39m x 3.05m) Dual aspect double glazed windows to both the front and rear aspect. Built in wardrobe. Two radiators.

Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m) Double glazed window to the rear aspect. Radiator. Built in wardrobe.

Bedroom Three/Study

8' 1" x 7' 5" (2.46m x 2.26m) Double glazed window to the front aspect. Radiator. Door into:

Bathroom

9' 0" x 7' 5" (2.74m x 2.26m) Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Panelled bath with electric shower over. Double glazed window to the rear aspect. Radiator. Glass block window to the side aspect.

Externally

Front Garden

Well established raised bed with mature shrubs and a tree. Block paved driveway leading to the single garage and front entrance.

Rear Garden

Large private rear garden with various patio and lawn areas. Various shrub beds and borders, enclosed by wooden fencing.

Garage

Up and over door. Power and lighting. Door leading into the utility room.

