

Make the right move!



TOTAL FLOOR AREA: 1888 sq.ft. (175.4 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.  
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**44 Samwell Way, Northampton. NN4 9QJ.**

**£575,000 Freehold**

Edward Knight Estate Agents are pleased to offer to the market this David Wilson built four/five bedroom detached family home situated in the highly sought after area of Hunsbury Meadows. Situated on a corner plot this property briefly comprises; entrance hall, wc, lounge, dining room, kitchen/breakfast room, utility room and a converted double garage into a bedroom or reception room. To the first floor: landing with four double bedrooms with en-suite to bedroom one and a family bathroom. To the front of the property is a garden and driveway leading to the front entrance. To the rear is an enclosed garden. This a large family home must be viewed to appreciate the space on offer. Further benefits from gas radiator heating and Upvc double glazing

**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.

## Ground Floor

### Hallway

Entry via a hardwood door. Stairs leading to the first floor. Radiator. Doors into:

### Lounge

15' 8" x 11' 11" (4.78m x 3.63m) Double glazed window to the front aspect. Feature fireplace. Radiator. Double doors leading into:

### Dining Room

10' 9" x 10' 2" (3.28m x 3.10m) Double glazed double doors leading to the rear aspect. Radiator.

### Kitchen

13' 0" x 10' 2" (3.96m x 3.10m) Fitted kitchen suite comprising of a range of base and eye level units with work surfaces mounted over. Inset sink and drainer unit with mixer tap over. Fitted double oven and hob. Integrated dishwasher. Upvc double glazed window to the rear aspect. Tiled floor. Radiator. Opening into:

### Dining Area

14' 1" x 9' 2" (4.29m x 2.79m) Double glazed windows to the rear aspect. Double glazed door leading to the rear aspect. Radiator.

### WC

Two piece suite comprising: Low flush Wc. Wash hand basin. Radiator.

### Utility Room

Fitted with a range of base and eye level units with work surfaces mounted over. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Radiator. Tiled floor. Upvc double glazed door to the side aspect.

## Bedroom Five/Reception Room

16' 5" x 15' 4" (5.00m x 4.67m) Double glazed window to the side aspect. Radiator.

## First Floor

### Landing

Radiator. Loft access. Airing cupboard. Doors into:

### Bedroom One

17' 3" x 15' 1" (5.26m x 4.60m) Double glazed window to the front aspect. Radiator. Built in wardrobes. Door into:

### En Suite

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle. Radiator. Obscured double glazed window to the front aspect.

### Bedroom Two

16' 0" x 11' 11" (4.88m x 3.63m) Double glazed window to the front aspect. Radiator. Built in wardrobes.

### Bedroom Three

18' 8" x 10' 2" (5.69m x 3.10m) Double glazed window to the rear aspect. Radiator.

### Bedroom Four

14' 3" x 9' 2" (4.34m x 2.79m) Double glazed window to the rear aspect. Radiator. Built in wardrobes.

### Bathroom

Three piece suite comprising: Low flush Wc. Pedestal wash hash basin. Panelled bath with shower over. Radiator. Obscured double glazed window to the rear aspect.

## Front Garden

Driveway providing off road parking for two cars. Lawn and mature hedging.

## Rear Garden

Patio leading to a large lawn area. Decking to the rear of the garden. Side gate leading to the front aspect.

