



**EDWARD KNIGHT**  
ESTATE AGENTS

**£440,000 Freehold**



**20 Rufford Avenue, Weston Favell,  
Northampton NN3 3NY**

## PROPERTY DESCRIPTION

**\*\*View our 360 Virtual Tour\*\***

Edward Knight Estate Agents are pleased to offer to the market this immaculately presented and spacious four bedroom detached family home situated in the popular residential area of Weston Favell. The accommodation briefly comprises; entrance hall, lounge, newly fitted kitchen/diner, utility room, WC and a family room. To the first floor are four bedrooms with an en suite to bedroom one and a family bathroom. Externally there is a garden to the front with driveway leading to the integral garage. To the rear is a generous garden offering a good degree of privacy. The property is presented in immaculate condition throughout and further benefits from gas radiator heating and upvc double glazing.

## FEATURES

- Four Bedroom Detached Family Home
- Immaculately Presented
- En Suite & Family Bathroom
- Two Reception Rooms
- Driveway with Garage
- Double Glazing & Gas Radiator Heating
- Popular Location
- Council Tax Band - E



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Entry gained via a Upvc double glazed composite door. Stairs rise to the first floor. Doors to lounge and family room.

#### Lounge

16' 6" x 13' 5" (5.03m x 4.09m) Upvc double glazed box bay window to the front aspect. Radiator. Upvc double glazed window to the side aspect. Under stairs storage cupboard. Laminate flooring. Coving. Door to;

#### Kitchen/Diner

29' x 10' 6" (8.84m x 3.20m) Recently fitted stone grey shaker kitchen suite comprising of a range of base and eye level units with Quartz work surfaces mounted over. Inset one and a half bowl sink and drainer unit with waste disposal unit and boiling water tap over. Integrated dishwasher. Integrated fridge/freezer. Fitted Neff double oven. Fitted Neff induction hob. Wine cooler. Two Upvc double glazed window to the rear aspect. Upvc double glazed French doors onto the rear garden. Radiator. Upright radiator. Tiled floor. Door to;

#### Utility Room

Fitted eye level units in co-ordination with the kitchen suite. Worktop over space and plumbing for washing machine and tumble dryer. Tiled floor. Upvc double glazed door to the side aspect. Door to;

#### WC

Fitted two piece suite comprising of a wash hand basin and low flush WC. Tiled floor. Obscure Upvc double glazed window to the rear aspect.

#### Family Room

16' 8" x 7' 10" (5.08m x 2.39m) Versatile room with a Upvc double glazed window to the front aspect. Laminate floor. Radiator. Door to garage.



### First Floor

#### Landing

Doors to;

#### Bedroom One

13' 4" x 11' 4" (4.06m x 3.45m) Upvc double glazed window to the front aspect. Radiator. Airing cupboard. Loft hatch. Door to;

#### En Suite

5' 8" x 5' 2" (1.73m x 1.57m) Fitted three piece suite comprising of a low flush WC, vanity unit with wash hand basin and quadrant shower enclosure. Fully tiled. Heated chrome towel rail. Obscure Upvc double glazed window to the front aspect.

#### Bedroom Two

11' 6" x 9' 4" (3.51m x 2.84m) Upvc double glazed window to the front aspect. Radiator.

#### Bedroom Three

11' 11" x 10' 2" (3.63m x 3.10m) Upvc double glazed window to the rear aspect. Radiator.

#### Bedroom Four

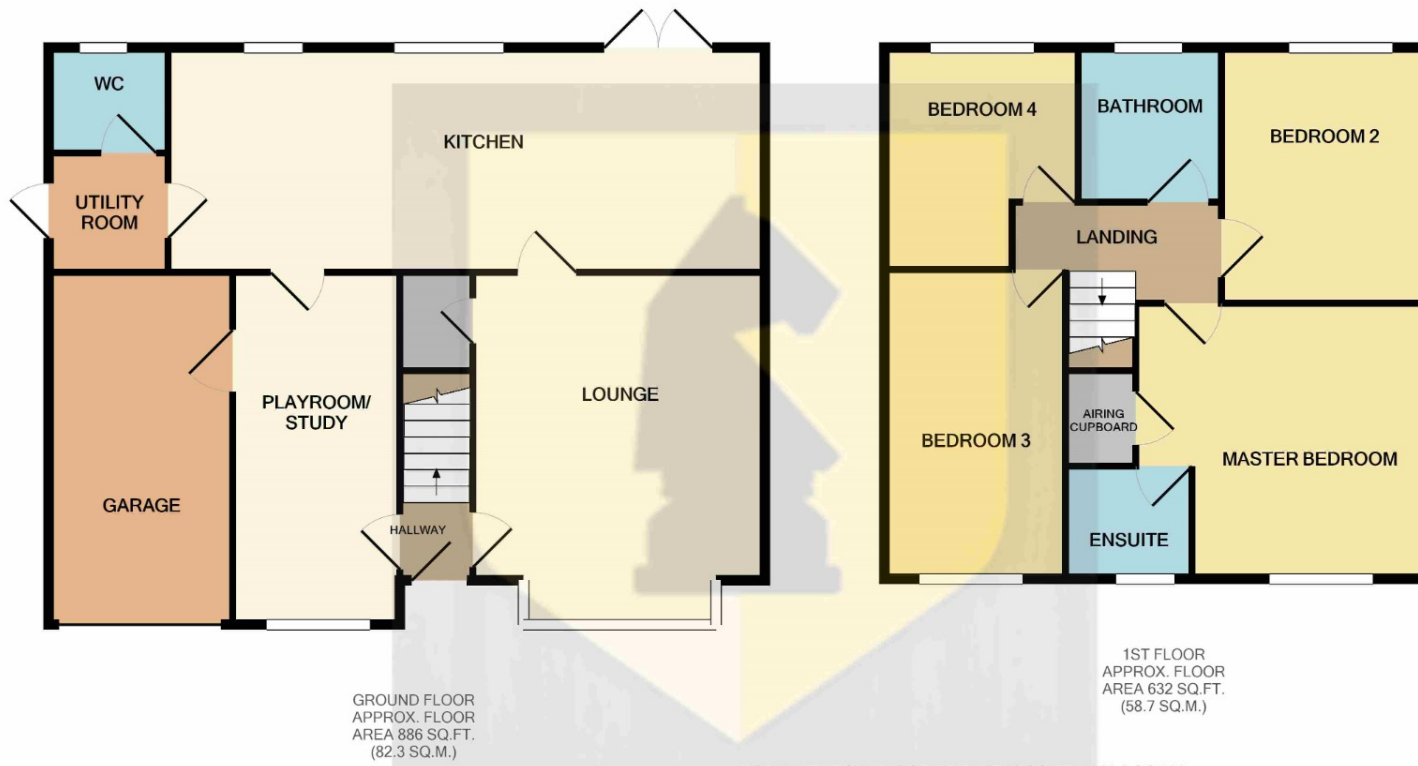
11' x 8' 6" (3.35m x 2.59m) Upvc double glazed window to the rear aspect. Radiator.

#### Bathroom

6' 9" x 6' 2" (2.06m x 1.88m) Fitted three piece suite comprising of a vanity unit with a low flush WC and wash hand basin, panel bath with shower above. Heated chrome towel rail. Fully tiled. Obscure Upvc double glazed window to the rear aspect.

### Externally

# FLOORPLAN



TOTAL APPROX. FLOOR AREA 1518 SQ.FT. (141.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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