

Make the right move!



17 Robert Street, Northampton. NN1 3BL. £399,995 Freehold

Edward Knight Estate Agents are delighted to bring this 4 bedroom, 3 bathroom factory conversion to the market. Located in the heart of Northampton, this area provides great transport links to the rest of the town, whilst being a 15 minute walk to both the train and bus station; ample choice of local amenities are also within short walking distance. The old leatherworks factory was converted into this stunning home during the 1990's, it briefly comprises of: entrance hall, downstairs WC, door to integral garage with half converted into usable living space (annexe bedroom), kitchen/dining room - first floor, living room, and master bedroom with XL en-suite - second floor, bedroom with an en suite and walk in wardrobe, single bedroom, and a family bathroom. The property further benefits from gas radiator central heating and enclosed courtyard style rear garden. Internal viewings are highly recommended to appreciate the size and style of this unique property.

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.

Entrance Hall

Entry gained via a hardwood glazed door. Upvc double glazed window to the front aspect. Radiator, Stairs rising to the first floor.

WC

Fitted two piece suite comprising of. a wc and was handbasin. Radiator.

Kitchen/Breakfast Room

14' 6" x 12' 7" (4.42m x 3.84m) 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. Fitted double electric oven. Fitted gas hob with extractor hood mounted over. Integrated dishwasher. Double glazed hardwood door and side panel windows to the rear aspect.

Bedroom Four

14' 2" x 9' 8" (4.32m x 2.95m) This room is a conversion of the rear part of the integral garage. Upvc double glazed French doors to the rear garden.

Garage

14' 10" x 9' 8" (4.52m x 2.95m) Accessed via timber folding doors. With an additional storage cupboard. Power and lights.

First Floor Landing

Stairs rising to the second floor.

Lounge Diner

22' 10" x 14' 5" (6.96m x 4.39m) Four upvc double glazed windows to the front aspect. Radiators.

Bedroom One

12' 10" x 11' 10" (3.91m x 3.61m) Two upvc double glazed windows to the rear aspect. Radiator. Built in wardrobe. Door to;

En Suite

10' 6" x 9' 7" (3.20m x 2.92m) A large room with a fitted three piece suite comprising of a wc, wash hand basin and double shower enclosure. Upvc double glazed window to the rear aspect. Airing cupboard.

Second Floor Landing

Upvc double glazed window to the side aspect. Doors to;

Bedroom Two

14' 7" x 11' 1" (4.45m x 3.38m) Two upvc double glazed windows to the rear aspect. Radiator. Built in cupboards. Door to;

En Suite

8' 5" x 6' 5" (2.57m x 1.96m) Fitted three piece suite comprising of a wc, wash hand basin and bath. Velux window. Radiator.

Bedroom Three

11' 9" x 8' 0" (3.58m x 2.44m) Two upvc double glazed windows to the front aspect. Radiator. Built in cupboards.

Shower Room

Fitted three piece suite comprising of a wc, wash hand basin and shower enclosure.

Garden

A courtyard garden which is enclosed with brick walls and offers great privacy. Paved patio with a raised area for seating or pots.

Notes

Council Tax Band - C
EPC Rating - TBC

