

Make the right move!



TOTAL FLOOR AREA: 1840 sq.ft. (170.9 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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24 The Drive, Northampton. NN1 4SH.

£475,000 Freehold

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented, stylish traditional 1930's family home. Situated in the popular Phippsville this spacious four bedroom family home briefly comprises; entrance hall, lounge, kitchen/breakfast room, WC, dining room. To the first floor there are three double bedrooms and a family shower room. To the second floor there is a fourth bedroom with a dressing room. To the front is an attractive garden and path leading down the side to the entrance and rear garden. To the rear is a well tended and landscaped garden which has a good deal of privacy. Additionally there is a garage which is accessed via the rear gated service road. This property is stunning throughout and has been improved by the current owner with a keen eye for detail. Further benefits include gas central 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

Porch

Entry via a hardwood door. Tiled flooring. Solid oak door leading into:

Hallway

UPVC double glazed window to the side aspect. Radiators. Stairs leading to the first floor. Lime Oak flooring. Doors into:

Lounge

16' 0" x 13' 4" (4.88m x 4.06m) UPVC double glazed Bay window to the front aspect. Gas feature fire place. Radiator. Lime Oak flooring.

Kitchen

23' 1" x 13' 0" (7.04m x 3.96m) Recently fitted modern kitchen suite comprising of a range of base and eye level units with granite work surfaces mounted over and upstands. Inset sink with mixer tap mounted over. Premium appliances include; Fitted double electric AEG ovens. Fitted five ring gas hob with AEG extractor hood mounted over. Integrated Bosch dishwasher and AEG washing machine. Radiator. Upvc double glazed windows to the side aspect. Upvc double glazed door to the side aspect.

Dining Room

15' 11" x 12' 1" (4.85m x 3.68m) UPVC double glazed Bi-folding doors to the rear aspect. Radiator. Gas feature fire place. Lime Oak flooring.

WC

Two piece suite comprising: Low flush Wc. Vanity unit with sink over. Wall mounted boiler. Fully tiled. Obscured UPVC double glazed window to the rear aspect.

First Floor

Landing

Stairs leading to the second floor. Radiator. Walnut Oak flooring. Solid Oak waxed doors into:

Bedroom One

16' 5" x 13' 5" (5.00m x 4.09m) UPVC double glazed bay window to the front aspect. Radiator. Walnut Oak flooring.

Bedroom Two

15' 11" x 12' 2" (4.85m x 3.71m) UPVC double glazed bay window to the rear aspect. Walnut Oak flooring. Radiator.

Bedroom Three

12' 11" x 12' 9" (3.94m x 3.89m) UPVC double glazed windows to the side and rear aspect. Radiator.

Bathroom

Three piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Enclosed double shower cubicle. Fully tiled. Chrome heated towel rail. Obscured UPVC double glazed window to the side aspect.

Second Floor

Bedroom Four/Office

17' 3" x 10' 3" (5.26m x 3.12m) UPVC double glazed window to the side aspect. Radiator. Door into:

Walk in Wardrobe.

21' 0" x 6' 5" (6.40m x 1.96m) A range of bespoke fitted wardrobe furniture with LED lighting.

Externally

Front Garden

An attractive and well tended front garden with a planted border containing well tended shrubs and ornamental gravel. A tegula block paved pathway leads to the front entrance and rear garden which is enclosed with a wrought iron gate.

Rear Garden

A landscaped garden which is laid with a tegula block paved patio and pathway. In the centre is a well tended landscaped planted area which contains a tree and shrubbery with ornamental gravel. The path continues to the rear of the garden where this is a courtesy door to the garage.

Garage

16' 4" x 12' 2" (4.98m x 3.71m) The garage is accessible by three entry points which are all gated, only local residents therefore have access to this space. Up and over door and courtesy door accessible from the rear garden.

