

Forest View Bungalow, 35 Forest Road

**NORTHAMPTON
NN7 2HE**

Asking Price £535,000



- **FOUR/FIVE BEDROOMS**
- **BUNGALOW**
- **PATIO COVER**
- **UPVC DOUBLE GLAZING**
- **LARGE GARAGE**

- **MASTER WITH EN SUITE**
- **DETACHED**
- **GAS RADIATOR CENTRAL HEATING**
- **LARGE DRIVEWAY FOR OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A rare opportunity to purchase this well presented four/five bedroom family detached bungalow situated in the sought after south Northants village of Hartwell.

The accommodation comprises large entrance hall, lounge, dining room, kitchen/breakfast room, study/bedroom five, master bedroom with en suite, three further bedroom and family bathroom.

The property also benefits gas radiator heating, uPVC double glazing, large driveway with off road parking for several cars leading large single detached garage and landscaped gardens to front and rear.

Ground Floor

Entrance Hall

Large entrance hall, laminate wood flooring, radiators, doors to:

Lounge

20'1" x 13'0" (6.13 x 3.97)

Stone feature fireplace, laminate wooden flooring, TV point, UPVC double glazed windows to side and rear, UPVC double glazed French doors out to rear, opening to dining area.

Dining Area

13'0" x 9'5" (3.97 x 2.88)

Laminate wood flooring, radiator, UPVC double glazed window to rear.

Kitchen/Breakfast Room

13'8" x 11'5" (4.17 x 3.50)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, tall larder units, built in dishwasher, built in full sized fridge, breakfast bar, radiator, cupboard with recycle bin, tiled flooring, UPVC double glazed window to front, door to:

Utility Room

Comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, plumbing for automatic washing machine and dishwasher, fitted full height freezer, wall mounted boiler, UPVC double glazed window to front, UPVC double glazed barn doors to side.

Bedroom One

13'7" x 11'1" (4.16 x 3.40)

Radiator, UPVC double glazed windows to rear, door to:

En Suite Bathroom

Suite comprising panelled bath with shower unit above, hand wash basin, low level W/C, vanity cupboard, fully tiled floor and walls, towel rail, ceiling sky light.

Bedroom Two

13'4" x 8'0" (4.08 x 2.46)

Radiator, UPVC double glazed window to rear.

Bedroom Three

11'8" x 8'1" (3.58 x 2.48)

Radiator, UPVC double glazed window to front.

Bedroom Four

12'0" x 9'10" (3.66 x 3.02)

Radiator, UPVC double glazed window to side.

Bedroom Five/Study

8'7" x 7'9" (2.62 x 2.38)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin with vanity cupboard, low level W/C, tiled walls and flooring, ceiling sky light.

Externally**Front Garden**

Area laid to lawn, flower and shrub borders, mature shrubs and plants, storm porch to front, double gated access for vehicles to concrete driveway, off road parking for several cars leading to garage.

Garage

Large garage with up and over doors, power and light connected.

Rear Garden

Paved patio area, large wooden decked area, area laid to lawn, flower and shrub borders, mature plants and trees, rain cover over patio, side access.

Agents Notes

Local Authority: South Northamptonshire

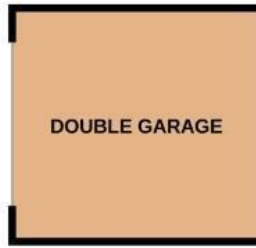
Council Tax Band: F







GROUND FLOOR
2231 sq.ft. (207.3 sq.m.) approx.



TOTAL FLOOR AREA : 2231 sq.ft. (207.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.