

**11 Jennings Close
Marina Gardens
NORTHAMPTON
NN5 4WH**

£500,000



- **DETACHED FIVE BEDROOM TOWN HOUSE**
- **REFITTED KITCHEN WITH FITTED APPLIANCES**
- **TWO EN-SUITES**
- **CONVERTED DOUBLE GARAGE**
- **PARK VIEWS TO THE FRONT**

- **LARGE EXTENSION WITH VAULTED CEILING**
- **DOWNSTAIRS CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **GAS RADIATOR & UNDERFLOOR HEATING**
- **ENERGY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled at the end of a quiet cul-de-sac with picturesque views of a wooded green space, this generously proportioned family residence has been thoughtfully extended. The ground floor features an inviting entrance hall, a convenient cloakroom, a spacious lounge, a home office, and a stylishly refitted kitchen/breakfast room that seamlessly flows into the expansive dining/family area boasting a vaulted ceiling with skylights and French doors leading to the rear garden. Upstairs, the first floor hosts three spacious double bedrooms, including a master suite with its own en-suite and dressing area, alongside a family bathroom. Ascending to the second floor reveals two additional double bedrooms, interconnected by a Jack & Jill en-suite.

Externally, the property offers ample parking space for four cars on the driveway, while the enclosed rear garden provides privacy and access to the converted double garage. Added comforts include uPVC double glazing throughout, as well as the convenience of gas radiator and underfloor heating. To truly grasp the charm and functionality of this home, viewings are highly recommended.

Ground Floor

Entrance Hall

Enter via double glazed door, stairs rising to first floor, doors to leading to cloakroom, lounge, home office and kitchen.

Lounge

22'6" x 11'1" (6.86 x 3.4)

Window to front aspect, built in shelving unit, tri-folding doors leading to family/dining room.

Home Office

10'5" x 8'7" (3.18 x 2.63)

Window to front aspect.

Cloakroom

Fitted with a two piece suite comprising low level W/C, pedestal mounted sink, tiled splash backs.

Kitchen

13'6" x 12'10" (4.13 x 3.92)

Refitted with a range of wall and base level units with work surfaces over, sink unit with mixer tap over, large induction hob with extractor hood over, island unit with breakfast bar, built in wine cooler, built in washing machine, built in fridge/freezer, built in dishwasher, understairs storage cupboard, underfloor heating, spot lighting, open plan to family/garden/dining room.

Family/Dining Room

22'11" x 12'3" (7 x 3.75)

Vaulted ceiling with four skylight windows, windows and two sets of French doors leading to rear garden, units with built in microwave and coffee machine, space for fridge/freezer, spotlighting, underfloor heating, built in speaker system, door to side aspect.

First Floor

Landing

Doors to all room, stairs rising to second floor, built in storage cupboards.

Bedroom One

12'11" x 10'7" (3.95 x 3.23)

Two windows to front aspect, dressing area with two built in double wardrobes, door to en-suite.

En-Suite

4'5" x 9'7" (1.36 x 2.94)

Fitted with a three piece suite comprising low level W/C, pedestal sink, double shower cubicle with fitted shower over, chrome ladder radiator, tiled splash backs, obscured window to rear aspect, electric shaver point.

Bedroom Four

10'11" x 11'1" (3.34 x 3.4)

Window to front aspect.

Bedroom Five

11'4" x 7'5" (3.46 x 2.27)

Window to rear aspect.

Family Bathroom

Fitted with a three piece suite comprising low level W/C, pedestal sink, panelled bath with fitted shower over, tiled splash backs.

Second Floor

Landing

Doors leading to bedrooms two and three.

Bedroom Two

17'7" x 11'1" (5.37 x 3.39)

Dual aspect windows to front and side, built in wardrobes, door to Jack and Jill bathroom.

Bedroom Three

10'7" x 11'6" (3.25 x 3.51)

Dual aspect windows to front and side, additional dressing area with fitted wardrobes, door to Jack and Jill bathroom.

Jack and Jill Bathroom

Fitted with a three piece suite comprising low level W/C, vanity unit with inset sink, walk in double shower cubicle with fitted shower over, tiled splash backs, tiled flooring, chrome radiator, skylight window to rear aspect, electric shaver point.

Externally

Rear Garden

Enclosed rear garden, patio, decking and artificial lawn with shrub borders, gated side access, door leading to converted garage.

Converted Garage

17'3" x 17'7" (5.27 x 5.38)

Two windows to front aspect, base level units with work surface over.

Front Garden

Block paved driveway providing off road parking for four vehicles, path to front door.

Agents Notes

Local Authority: West Northamptonshire

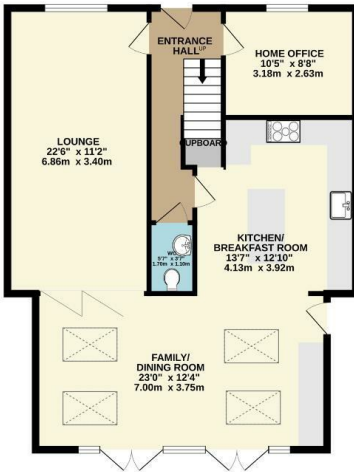
Council Tax Band: F



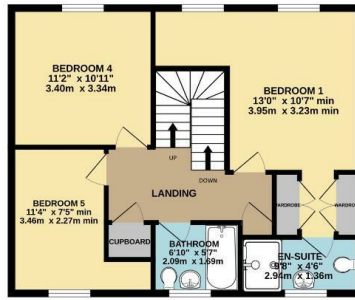




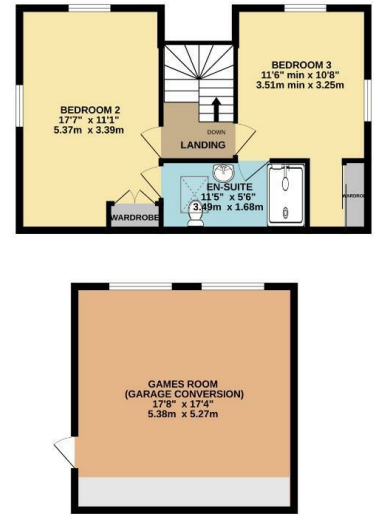
GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



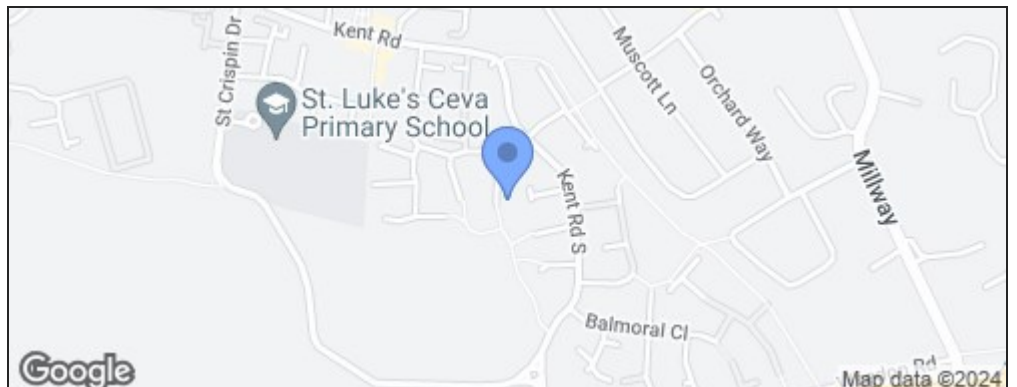
2ND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 2288 sq.ft. (212.6 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			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.