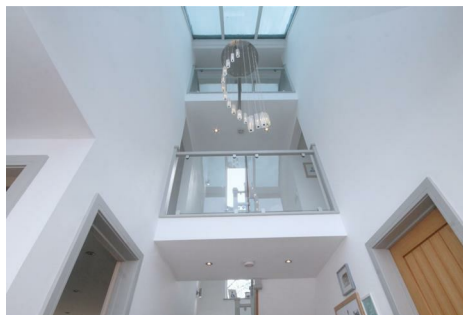


**1 Capell Rise
Flore
NORTHAMPTON
NN7 4ND**

£599,995



- **FIVE BEDROOMS**
- **STUNNING KITCHEN/DINER**
- **LUXURY BATHROOMS**
- **HIGHLY SOUGHT AFTER VILLAGE**

- **STRIKING THREE STOREY HIGH RECEPTION HALL**
- **SPACIOUS SITTING ROOM**
- **STUDY/HOME OFFICE**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A contemporary, individually designed family home that sits on a private, south facing plot in the highly sought after village of Flore.

This impressive residence offers versatile living spaces, including a striking three story high reception hall with abundant glazing, a spacious sitting room, and a magnificent kitchen/dining area featuring bi-fold doors that open onto a large decked area. Additionally, there is a bright study/home office on the ground floor, along with a utility room and cloakroom/WC. Upstairs, the first floor galleried landing provides picturesque views over the village and surrounding countryside. The master bedroom boasts a sizable walk-in wardrobe, while bedroom two features double doors opening to a Juliet balcony and an ensuite shower room. Another double bedroom and a luxurious four piece family bathroom complete this level. The second floor galleried landing leads to two more double bedrooms.

Outside, the property occupies a private, south facing corner plot with ample off road parking and potential space for a double garage (subject to necessary consents). The rear garden includes a generous decked area and an enclosed lawn area.

Additional benefits include zone-controlled central heating, UPVC double glazing, and CAT 6 wiring. Offering approximately 2200 square feet of accommodation, this home provides both luxury and practicality in a desirable village setting.

Ground Floor

Entrance Hall

Approached via the entrance door which leads to the striking three story high reception hall with abundant glazing, luxury vinyl tiled flooring, stairs rising to the galleried first floor landing, radiator, hardwood doors to;

Utility Room

A side aspect window, plumbing for a washing machine, designated space for a tumble dryer, a wooden work surface above, luxury vinyl tiled flooring, and a hardwood door leading to;

Cloakroom/WC

A side aspect window, a modern white suite, featuring a corner wall mounted sink with tiled splashbacks, a low level WC, radiator, luxury vinyl tiled flooring, and an extractor fan.

Study

11'10" x 10'1" (3.61m x 3.08m)

Windows overlooking both the front and side aspects, with an additional door to the side, complemented by a Velux roof window, radiator, furnished with a range of 'Sharp' fitted office furniture, luxury vinyl flooring.

Sitting Room

19'1" x 16'0" (5.84m x 4.89m)

A front aspect window, double doors at the rear lead to an expansive decked area, TV point, radiator, under stairs storage area, luxury vinyl flooring.

Kitchen/Diner

19'1" x 15'11" (5.82m x 4.87m)

The kitchen showcases a window to the side aspect, double doors and bi-fold doors opening onto the extensive decked area, along with a one and a half bowl sink unit set into a comprehensive range of base units with marble worksurface over, complemented by matching upstands and splashback areas. Wall mounted units with lighting under, integrated fridge freezer, dishwasher and microwave, stainless steel canopy extractor hood, central island with seating, radiator, under stairs storage area, and luxury vinyl flooring.

First Floor

Galleried Landing

The landing is bathed in natural light from the window and roof light, enhanced by glass balustrades, stairs ascending to the next floor, doors to;

Bedroom One

16'1" x 11'3" (4.91m x 3.45m)

The bedroom features a window overlooking the rear aspect and double doors opening onto a Juliet balcony also with views of the rear aspect, a radiator, TV point, while convenient access is provided to a walk-in wardrobe, measuring 2.4m x 1.57m (7'10" x 5'1"), complete with shelving and hanging space for organised storage.

Bedroom Two

12'9" max x 9'6" (3.91m max x 2.92m)

The bedroom features double doors opening onto a Juliet balcony with views of the rear aspect, radiator, door to;

Ensuite Shower Room

The bathroom features a full height obscure window overlooking the rear aspect, alongside a modern white suite comprising a low level WC, a wall mounted wash basin with tiled splashbacks, and a fully tiled quadrant shower cubicle, additional amenities include heated towel rail, extractor fan, and shaver socket.

Bedroom Three

16'2" x 9'1" (4.94m x 2.79m)

The bedroom room feature dual aspect windows and a roof light, ensuring ample natural light, radiator and TV point.

Family Bathroom

Featuring a roof light, the bathroom boasts a luxurious and stylish suite comprising a low level WC, twin wash basins on a floating vanity unit with tiled splashbacks, a freestanding claw-foot bath, and a separate fully tiled shower cubicle. Additionally, it includes a designer heated towel rail, tiled floor, extractor fan, and shaver socket.

Second Floor

Galleried Landing

The galleried landing offers picturesque views over the village through windows on both the front and rear aspects, accentuated by elegant glass balustrades, doors leading to;

Playroom/Bedroom Four

15'9" x 9'5" (4.82m x 2.88m)

The room features from twin roof lights to rear aspect, radiator, eaves storage cupboards providing convenient storage.

Bedroom Five

15'9" x 9'5" (4.81m x 2.88m)

The bedroom features twin roof lights to rear aspect, radiator, eaves storage cupboards providing convenient storage.

Externally

Front Garden

The gravel driveway offers off road parking, with the potential for a garage, subject to obtaining the necessary consents.

Rear and Side Garden

The rear of the property benefits from a south facing orientation, offering a high degree of privacy. An extensive raised decked area wraps around the rear, providing access to the lower lawned area. Additionally, there is gated side access.

Local Area

The village of Flore, recently bypassed, lies to the west of Northampton and boasts several amenities. These include a post office, newsagent, general store, farm shop and tea room, primary school, parish church, and public house. Secondary education options are available at Champion School in Bugbrooke, as well as Northampton School for Boys and Northampton School for Girls in Northampton. Additionally, private schooling is offered at institutions such as Northampton High School, Spratton Hall, Quinton House, and Rugby. The village is conveniently located just a 5 minute drive to junction 16 of the M1, providing easy access to major transportation routes.

Agents Notes

West Northamptonshire Council

Council Tax Band: E









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.
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(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		



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.