

**6 Beech Close
Hackleton
NORTHAMPTON
NN7 2BP**

£675,000



- **EXTENDED TO THE SIDE AND REAR**
- **OPEN PLAN LIVING**
- **FOUR BEDROOMS**
- **NO CHAIN**

- **EXECUTIVE FAMILY HOME**
- **REFITTED KITCHEN**
- **TWO ENSUITES AND SAUNA**
- **ENERGY PERFORMANCE RATING: D**

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PERSONAL • PROFESSIONAL • PROACTIVE

An extended executive family home, situated in a quiet corner of a cul-de-sac in the sought after village of Hackleton. Updated and modernised throughout, this unique home has been finished to the highest standard and remodelled to provide contemporary open plan living and entertaining areas together with room for a growing family. The accommodation now comprises: an entrance hall, refitted cloakroom W.C., a large light and airy, family room, leading to an open plan dining space with tri-fold doors to the rear garden and to a fitted kitchen with a range of integrated appliances and central island as well as a generous sitting room, with cabling in place for television and surround sound entertainment systems. A bespoke staircase with a feature glass wall leads to the first floor landing, with doors to the first floor rooms, The master suite comprises a bedroom with a vaulted ceiling, air conditioning unit, dressing area, double doors to a walk-in dressing room and an ensuite shower room with a fitted suite and a separate sauna, bedroom two has a further dressing area and second ensuite with a walk in shower and there are two further bedrooms and a luxury bathroom with a freestanding bath as well as a double width shower.

Benefits include solar panels, uPVC double glazing, underfloor heating through the ground floor, gas fired radiators on the first floor, skylights with thermostatic control and integrated blinds, Cat5 cabling in many areas, oak doors and frames.

Externally the front garden has been block paved to provide off road parking for two to three cars, whilst the rear garden has been landscaped and enjoys a air degree of privacy. To the side there is a large garage with remote powered door. Hackleton is ideally placed with ease of access to Northampton, Milton Keynes and Bedford with a sought after village school, post office, local pubs and churches. There a numerous footpaths and bridleways into countryside and the local surgery is in nearby Denton.

Ground Floor

Entrance Hall

Entered via a composite door with double glazed insets, double glazed window to the front elevation, radiator, oak flooring, spotlights to ceiling, doors to the downstairs cloakroom and the open plan Kitchen/Dining/ Family Room.

Cloakroom W.C.

Fitted with a stylish and modern suite comprising; a concealed cistern W.C. and a wash hand basin, tiled walls, tiled flooring, built in storage cupboard, recess with L.E.D. lighting, spotlights, extractor fan.

Kitchen/Dining and Family Room

33'9 x 18'5 widening to 25'5 (10.29m x 5.61m widening to 7.75m)

A large light and airy living space with three defined areas; the family area has double glazed windows to the front elevation, oak flooring, underfloor heating, television point, a feature glass wall with a floating tread staircase to the first floor, spotlighting to the ceiling, open entrance to the sitting room, open plan to the dining and kitchen areas.

Dining Area

Tri-fold double glazed doors to the rear garden, double glazed window to the side elevation, continuation of the oak flooring and underfloor heating, space for a large dining table and chairs, spotlighting to the ceiling, skylight to the rear elevation, open to the kitchen.

Kitchen

Fitted in a stylish range of high gloss finish, wall and base level units, with a matching central island, separate larder cupboards, electric powered crockery cupboards and with complementary polished quartz work surfaces. Inset one and a half bowl sink drainer unit with a formed drainer and mixer tap over, separate 'Zip Hydrotap' providing instant hot and filtered cold water, inset five ring induction hob with an extractor over, twin integrated 'pyrolytic' self cleaning ovens, integrated microwave, built-in dishwasher and washing machine, wine cooler, space for an American style fridge freezer, under floor heating, double glazed window to the rear elevation, two skylights to the rear.

Sitting Room

23'8 x 14'3 (7.21m x 4.34m)

A large reception room with a double glazed window to the rear garden, underfloor heating, spotlights to the ceiling, air conditioning unit, pre-wired television, cable and surround sound points within the walls.

First Floor

Landing

A generously proportioned open landing with a double glazed window to the front elevation, loft access hatch and doors to the first floor rooms.

Master Bedroom

14'10 x 14'2 (4.52m x 4.32m)

A generous master bedroom with a vaulted ceiling, double glazed windows and skylights to the front elevation, radiator, television point, air conditioning unit, spotlights to the ceiling, dressing area and doors to ensuite and dressing room.

Dressing Room

8'7 x 6'1 (2.62m x 1.85m)

A walk in dressing room with hanging rails, radiator and spotlights to the ceiling.

Master Ensuite

Fitted with a stylish and modern suite comprising a double width walk-in shower cubicle with a rainfall shower, concealed cistern W.C, and a wash hand basin over a vanity unit. door to a self contained sauna with bench seating and a storage cupboard above, tiled walls, tiled flooring, wall mounted heated towel rail, spotlights, extractor fan.

Bedroom Two/ Guest Room

12'10 widening to 17'10 x 7'3 (3.91m widening to 5.44m x 2.21m)

Double glazed window to the front elevation, radiator, dressing area, built in double wardrobe with microswitch lighting, door to the ensuite.

Ensuite Two

Fitted with a suite comprising a large walk-in shower cubicle, concealed cistern W.C, and a wash hand basin, over a vanity unit with a cupboard for storage, tiled walls, tiled flooring, contemporary radiator, spotlights, extractor fan, double glazed window to the rear elevation.

Bedroom Three

14'1 x 8'10 (4.29m x 2.69m)

Double glazed window to the rear elevation radiator, skylight to the rear elevation, built in double wardrobe, television point,

Bedroom Four

12'3 x 7'4 (3.73m x 2.24m)

Double glazed window to the front elevation, radiator, television and telephone points.

Family Bathroom

Fitted with a sumptuous bathroom suite comprising a freestanding bath, double width walk in shower cubicle with a rainfall shower, concealed cistern W.C, and a twin wash hand basin over a vanity unit, tiled walls, tiled flooring, heated towel rail and radiator, two double glazed windows to the rear elevation, spotlights, extractor fan.

Outside**Front Drive**

A block paved drive with off road parking for two to three cars, gated access to the side with a passage to the rear garden.

Rear Garden

A landscaped westerly facing rear garden with a central lawn, raised sun deck and further decked patio, outside light and electric point, wiring for an outside oven or log cabin, patio area, fence enclosed.

Garage

Accessed via a remote controlled roller door, power and light connected.

Agents Notes:

Local Authority: West Northamptonshire

Council Tax Band E



GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.



1ST FLOOR
1149 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 2550 sq.ft. (236.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	79
(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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