

**2a Warren Road
Dallington
NORTHAMPTON
NN5 7BN**

Guide Price £365,000



- **DETACHED**
- **FULLY REFURBISHED**
- **NEW REFITTED KITCHEN**
- **GAS FIRED CENTRAL HEATING**
- **VIEWS OVER DALLINGTON PARK**

- **FOUR DOUBLE BEDROOMS**
- **NEW REFITTED BATHROOM AND EN SUITE**
- **UPVC DOUBLE GLAZED**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A large detached four double bedroom property, which has been greatly improved by its current owner, over looking Dallington Park to the front. The accommodation comprises; entrance hall, cloakroom, lounge and refitted kitchen/dining room to the ground floor. The first floor comprises master bedroom with en suite, three further double bedrooms and refitted family bathroom. A rear garden with single garage. The property benefits from UPVC double glazing and gas fired central heating. Offered with NO CHAIN.

Ground Floor

Entrance Hall

Solid wooden flooring, radiator, under stairs storage cupboard, stairs leading to first floor landing, doors to;

Cloakroom

New refitted suite comprising low level W/C, hand wash basin with vanity cupboard below, tiled flooring, heated towel rail.

Lounge

13'8" x 19'1" (4.19 x 5.82)

Solid wood flooring, radiator, UPVC double glazed windows to front and rear, UPVC double glazed doors out to garden, television point.

Kitchen/Dining Room

19'6" x 19'7" (5.96 x 5.99)

Recently refitted L shaped kitchen comprising sink unit with base cupboards below, range of floor standing cupboards with work tops above, built in dishwasher, fitted gas hob and electric oven, built in fridge/freezer, solid wood flooring, UPVC double glazed window to front, UPVC double glazed window to rear, UPVC double glazed doors out to garden, UPVC door into conservatory.

Conservatory

6'8" x 10'10" (2.04 x 3.31)

UPVC construction over brick built dwarf wall, tiled flooring, electric heater, lighting.

First Floor

Landing

Access to loft, doors to;

Bedroom One

16'10" x 9'4" (5.14 x 2.86)

Radiator, UPVC double glazed windows to front and side, door to;

En Suite

Recently refitted suite comprising corner tiled shower cubicle, low level W/C, hand wash basin, heated towel rail, tiled flooring.

Bedroom Two

14'1" x 9'10" (4.31 x 3.01)

Radiator, UPVC double glazed window to front with views over Dallington Country Park.

Bedroom Three

9'4" x 11'10" (2.86 x 3.63)

Radiator, UPVC double glazed window to rear, large built in double wardrobe.

Bedroom Four

12'0" x 9'6" (3.67 x 2.92)

Radiator, UPVC double glazed window to rear.

Family Bathroom

Recently refitted suite comprising bath unit, separate tiled shower cubicle, wash hand basin with vanity unit below, low level W/C, tiled flooring, heated towel rail, UPVC double glazed window to rear.

Externally**Rear Garden**

Block paved patio area leading to lawn, flower and shrub borders, mature plants and trees, pergola.

Single Garage

Up and over door, power and light connected, door to side leading to conservatory.

Front Garden

Concrete driveway for off road parking.

Agents Notes

Local Authority: West Northampton

Council Tax Band: B

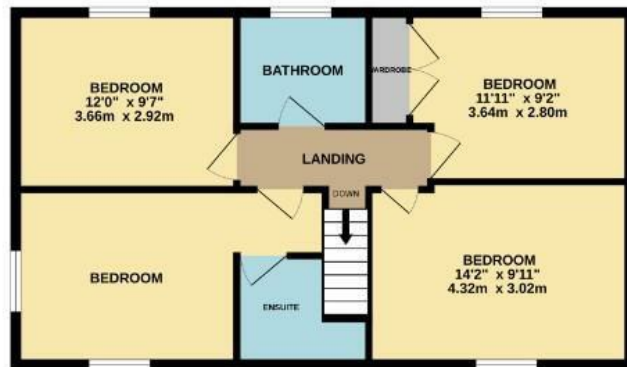




GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



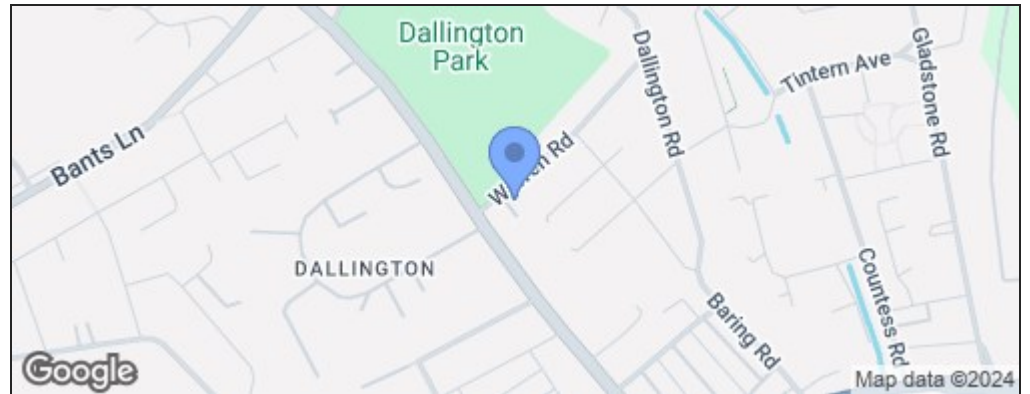
1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1487 sq.ft. (138.1 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		74	83
(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.