

**2 Cherry Hill
Old
NORTHAMPTON
NN6 9EN**

£675,000



- EXECUTIVE DETACHED
- THREE BATHROOMS
- SEPARATE RECEPTION ROOMS
- QUIET VILLAGE LOCATION
- DOUBLE GARAGE

- FIVE DOUBLE BEDROOMS
- KITCHEN/DINER
- PRIVATE REAR GARDEN
- MULTIPLE OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

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Set within the small and exclusive Cherry Hill development, on the edge of the picturesque village of Old, sits this impressive five double bedroom executive detached property. With over two thousand square feet of space shared over two floors, the property offers versatile and family friendly living in a modern semi-rural setting with open countryside a mere stones throw away. An early inspection of this property is highly recommended as this property comprises in brief; entrance porch, entrance hall, lounge, separate study, separate dining room, kitchen/diner, utility and downstairs cloakroom. The first floor offers five double bedrooms with en-suite facilities to bedrooms one and two and a family bathroom. Externally the property benefits from landscaped front and rear gardens, a double garage and multiple off road parking.

Entrance Porch

Enter via a hard wooden door with obscure inset window, two double glazed windows to front aspect, ceiling coving, double built in storage cupboard, coir matting.

Entrance Hall

Engineered oak wooden flooring, open staircase to first floor landing, ceiling coving, ceiling spot lights, focal staircase to first floor landing, telephone point, ceiling smoke alarm, radiator, doors to;

Study

9'8" x 8'7" (2.95 x 2.62)

UPVC double glazed window to front aspect, telephone point, radiator.

Dining Room

15'9" x 10'10" (4.81 x 3.32)

Enter via wooden double doors, UPVC double glazed window to front aspect, TV point, ceiling coving, radiator.

Lounge

19'7" max x 17'1" max (5.99 max x 5.23 max)

Enter via wooden double doors, UPVC double glazed French doors with wing windows into rear garden, feature gas fire with stone mantel, hearth and surround, engineered oak wooden flooring, ceiling coving, TV point, telephone point, two radiators.

Kitchen/Diner

21'0" max x 14'8" max (6.41 max x 4.49 max)

UPVC double glazed French doors with wing windows into rear garden, UPVC double glazed window to rear aspect, modern wall and base mounted units with drawers, granite work tops, tiled splash backs, integrated microwave oven, integrated Bosch oven with five ring gas hob and stainless steel extractor hood over, stainless steel splash back, integrated fridge freezer, stainless steel sunken sink with mixer tap over, space for American fridge/freezer, ceiling spot lights, tiled flooring, two radiators, door to utility.

Utility Room

6'11" x 6'0" (2.13 x 1.83)

Wooden double glazed half panel door to side aspect, modern base mounted units, roll top work surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap over, space/plumbing for washing machine, space/plumbing for spin dryer, tiled flooring, extractor fan, radiator.

Downstairs Cloakroom

Pedestal wash hand basin, low level W/C, tiled splash backs, tiled flooring, extractor fan, radiator.

First Floor Landing

Open, bright and spacious landing. UPVC double glazed window to front aspect, airing cupboard, loft hatch entrance, ceiling smoke alarm, radiator, doors to;

Bedroom One

13'1" x 12'6" (4.00 x 3.83)

UPVC double glazed window to rear aspect, built-in double wardrobes, telephone point, radiator, door to en-suite;

En-Suite to Bedroom One

7'6" x 5'6" (2.31 x 1.68)

UPVC double glazed window to side aspect, double shower tiled floor to ceiling, pedestal hand basin, low level W/C, tiled splash backs, ceiling spot lights, electric saving point, radiator.

Bedroom Two

13'9" x 10'10" (4.20 x 3.32)

UPVC double glazed window to front aspect, two double built-in wooden wardrobes, two TV points, radiator, door to;

En-Suite to Bedroom Two

5'10" x 5'5" (1.79 x 1.67)

Shower cubicle tiled floor to ceiling, pedestal wash hand basin, low level W/C, half tiled splash backs, ceiling spot light, electric shaving point, tiled flooring, radiator.

Bedroom Three

12'8" x 9'10" (3.87 x 3.01)

UPVC double glazed window to front aspect, two double built-in wooden wardrobes, radiator.

Bedroom Four

12'7" x 8'4" (3.86 x 2.56)

UPVC double glazed window to rear aspect, TV point, radiator.

Bedroom Five

9'5" x 8'11" (2.89 x 2.73)

UPVC double glazed window to rear aspect, TV point, radiator.

Family Bathroom

8'2" x 7'10" (2.49 x 2.41)

UPVC double glazed obscure window to rear aspect, white suite comprising of panel bath with hand held shower attachment over, pedestal wash hand basin with low level W/C, half tiled splash backs, electric shaving point, ceiling spot lights, tiled effect flooring, radiator.

Front Garden

Large driveway, established plants, shrubs, bushes and trees, olive tree, decorative stones, wooden picket fence surrounding seating/patio area, side door into garage, side gate into rear garden, outside light, established hedgerow, wooden picket fence.

Rear Garden

Landscaped and private rear garden, mainly laid to lawn, two patio areas, wooden pergola, established bushes, shrubs and trees, decorative stones, outside light, fully surrounded by brick wall, side area, outside tap, wooden gate to front access.

Double Garage

Double width garage, up an over doors, power and light connected, electric charging point, security light, off road parking for multiple vehicles.

Agents Notes

Local Authority: West Northampton council

Council Tax Band G









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	72	80
(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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