



Samwell Way

Hunsbury Meadows | Northampton | NN4 9QJ



PERSONAL • PROFESSIONAL • PROACTIVE

An executive detached home that has been lovingly upgraded and improved by the current owners to be offered in immaculate condition. Backing directly onto parkland and the Grand Union Canal with a private South Westerly facing garden, this impressive home offers over 2000sqft of accommodation and benefits from a partially converted detached double garage. With accommodation comprising in brief; entrance hall, downstairs wc, dual aspect lounge featuring an inglenook fireplace, study, dining room, a generous open plan kitchen/breakfast room, and a utility room to the ground floor. To the first floor are five bedrooms, with two-ensuite shower rooms, and a main bathroom with four-piece suite. Externally there are gardens to the side and rear, off road parking for multiple vehicles to the front, and a partially converted detached double garage. The property also benefits from UPVC double glazing, and gas central heating.





- EXECUTIVE DETACHED HOUSE
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- TWO EN-SUITES
- GENEROUS KITCHEN / BREAKFAST ROOM
- BACKING ON TO GRAND UNION CANAL
- SOUTH WESTERLY FACING GARDEN
- PARTIALLY CONVERTED DETACHED DOUBLE GARAGE
- IMMACULATE CONDITION
- ENERGY EFFICIENCY RATING : C

Ground Floor

Entrance Hall

4.28 x 3.34 max (14'0" x 10'11" max)
Enter via composite door, storage cupboard, under stairs storage, stairs rising to first floor, wooden laminate flooring, radiator.

Downstairs WC

Obscure UPVC window to side aspect, low level wc, sink unit with storage under, wooden laminate flooring, radiator.

Lounge

6.78 x 3.60 (22'2" x 11'9")
Two UPVC windows to front aspect, UPVC French doors with further windows to rear aspect, inglenook fireplace featuring gas fireplace and stone surround, two radiators.

Dining Room

3.45 x 3.34 (11'3" x 10'11")
UPVC window to rear aspect, radiator.

Study

3.57 x 2.26 (11'8" x 7'4")
Two UPVC windows to front aspect, radiator.

Kitchen / Breakfast Room

6.70 x 5.87 reducing to 3.80 (21'11" x 19'3" reducing to 12'5")
Two UPVC windows to front and rear aspect, UPVC French doors leading to rear garden, a range of "Kitchen Stori" light American oak framed wall and base units with granite work surfaces, sunken one and a half sink and drainer, integrated dishwasher, central island with breakfast bar, spaces for range cooker and American style fridge/freezer, high quality wooden laminate flooring, two radiators.



Utility Room

2.32 x 1.91 (7'7" x 6'3")

Composite door to side aspect, a range of wall and base units with roll top work surfaces, bowl sink unit, space for various appliances, "Karndean" flooring, replaced Worcester boiler, radiator.

First Floor

Landing

Gallery landing, loft access with drop down ladder, cupboard housing replaced hot water cylinder, radiator.

Bedroom One

5.11 x 4.25 inc. wardrobes (16'9" x 13'11" inc. wardrobes)

UPVC window to rear aspect, a range of fitted wardrobes, radiator.

En-Suite

2.33 x 1.80 (7'7" x 5'10")

Obscure UPVC window to side aspect, tiled shower cubicle, low level wc, sink unit with storage under, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

Bedroom Two

3.67 x 3.18 (12'0" x 10'5")

Two UPVC windows to front aspect, fitted wardrobes, radiator.







En-Suite

2.61 x 1.08 (8'6" x 3'6")
Obscure UPVC window to side aspect,
low level wc, tiled shower cubicle,
pedestal wash hand basin,
complementary tiling, wooden laminate
flooring, chrome heated towel rail.

Bedroom Three

3.67 x 2.91 reducing to 2.51 (12'0" x
9'6" reducing to 8'2")
UPVC window to rear aspect, radiator.

Bedroom Four

3.62 x 2.40 (11'10" x 7'10")
Two UPVC windows to front aspect,
fitted double wardrobe, radiator.

Bedroom Five

2.78 x 2.56 (9'1" x 8'4")
UPVC window to rear aspect, radiator.

Bathroom

2.59 x 2.23 (8'5" x 7'3")
Obscure UPVC window to front aspect,
tiled shower cubicle, bath unit with
shower attachment, low level wc, sink
unit with storage under, complementary
tiling, wooden laminate flooring, heated
towel rail.

Externally

Front Garden

Driveway offering off road parking for
multiple vehicles, various flower and
shrub beds and borders, enclosed by
hedges.



Side Garden

Lawn area with stone chip border and paving, various shrubs, gated side access, side garage access, wooden shed.

Rear Garden

Mainly laid to lawn with patio areas, various flower and shrub beds and borders, gated side access, greenhouse, wooden shed, enclosed by wooden fencing.

Detached Double Garage

Partially converted into a further reception room :-

Office / Studio

5.18 x 2.35 (16'11" x 7'8")

Enter via composite door to side, UPVC window to side aspect, electric heater, various fitted storage.

Garage

5.56 x 2.58 (18'2" x 8'5")

Up and over door, power and light connected.

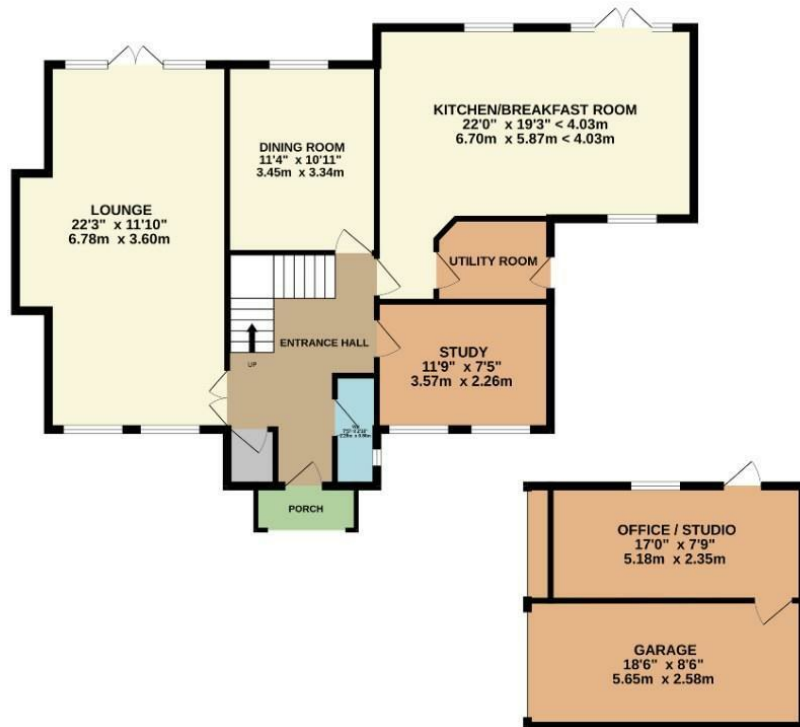
Agents Note

Local Authority: West Northamptonshire
Council Tax Band: G

Superfast full fibre broadband speed available, currently speeds up to 900Mbps



GROUND FLOOR
1341 sq.ft. (124.6 sq.m.) approx.

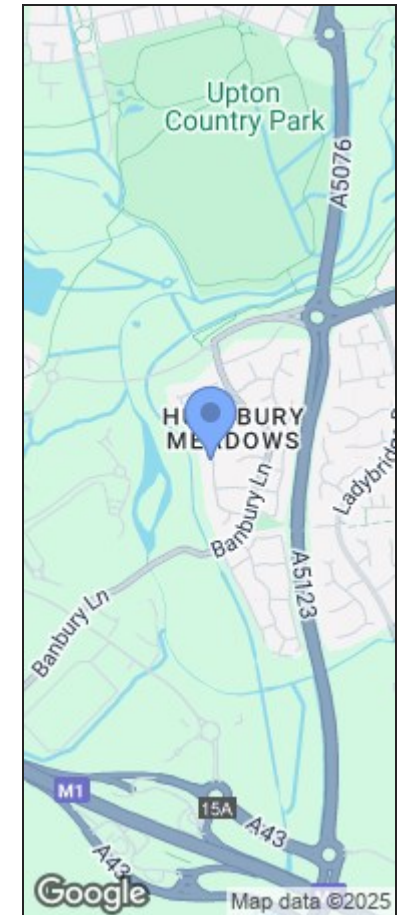


1ST FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 2236 sq.ft. (207.8 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	71	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

