

**23 Coaching Walk
Westone
NORTHAMPTON
NN3 3EU**

£325,000



- **EXTENDED SEMI-DETACHED**
- **LOUNGE / DINER**
- **DOWNSTAIRS WC**
- **BLOCK PAVED DRIVEWAY**

- **THREE BEDROOMS**
- **OFFICE**
- **LARGE REAR GARDEN**
- **ENERGY EFFICIENCY RATING : D**

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A mature three bedroom semi detached property, situated on a generous plot in this highly sought after area, that has been extended to offer spacious accommodation. With accommodation comprising in brief; entrance porch, entrance hall, lounge/diner, kitchen, utility room, home office, and a downstairs wc to the ground floor, with three bedrooms and a four-piece bathroom to the first floor. Externally there is a large block paved driveway to the front offering off road parking for multiple vehicles, and a sizeable and private rear garden. The property also benefits from UPVC double glazing, and gas central heating.

Ground Floor

Entrance Porch

Enter via UPVC doors.

Entrance Hall

Stairs rising up to first floor, under stairs storage cupboard, radiator.

Lounge / Diner

28'3" into bay x 12'5" (8.62 into bay x 3.80)

Bay UPVC window to front aspect, UPVC window to rear aspect, feature log burner, two radiators.

Kitchen

8'9" x 7'10" (2.67 x 2.40)

UPVC window to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel one and a half sink and drainer, integrated oven with gas hob and extractor over, dishwasher, complementary tiling, ceramic tiled flooring, radiator.

Utility Room

11'10" x 7'1" (3.63 x 2.18)

UPVC door leading to rear garden, space for various appliances, ceramic tiled flooring, radiator.

Downstairs WC

Obscure UPVC window to rear aspect, low level wc, wall mounted sink unit, radiator.

Home Office

13'8" x 7'4" (4.19 x 2.24)

UPVC window to front aspect, wooden laminate flooring.

First Floor

Landing

Obscure UPVC window to side aspect, loft access.

Bedroom One

15'1" into bay x 11'5" (4.60 into bay x 3.50)

Bay UPVC window to front aspect, fitted wardrobes, radiator.

Bedroom Two

11'11" x 11'6" (3.65 x 3.52)

UPVC window to rear aspect, fitted wardrobes, radiator.

Bedroom Three

9'2" x 7'5" (2.81 x 2.27)

UPVC window to front aspect, fitted storage, radiator.

Bathroom

7'8" x 7'4" (2.36 x 2.24)

Two obscure UPVC windows to rear and side aspects, corner bath unit, low level wc, pedestal wash hand basin, tiled double shower cubicle, complementary tiling, ceramic tiled flooring, chrome heated towel rail.

Externally**Front Garden**

Block paved driveway offering off road parking for multiple vehicles, low level hedges.

Rear Garden

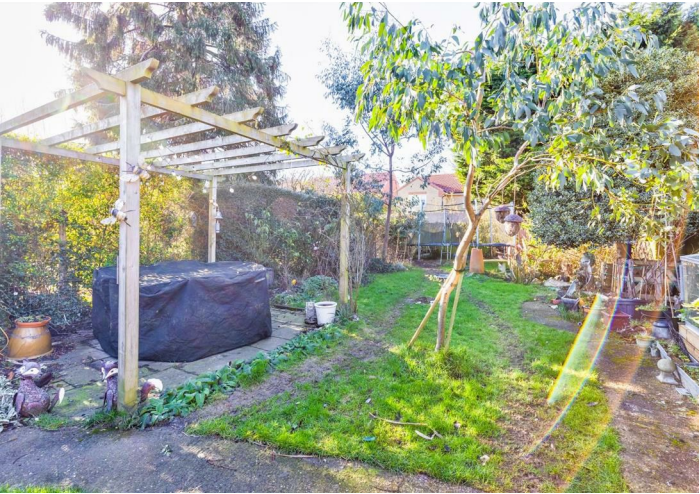
Decking area leading to large lawn with various paving, patio area, various flower and shrub beds, enclosed by wooden fencing.

Agents Note

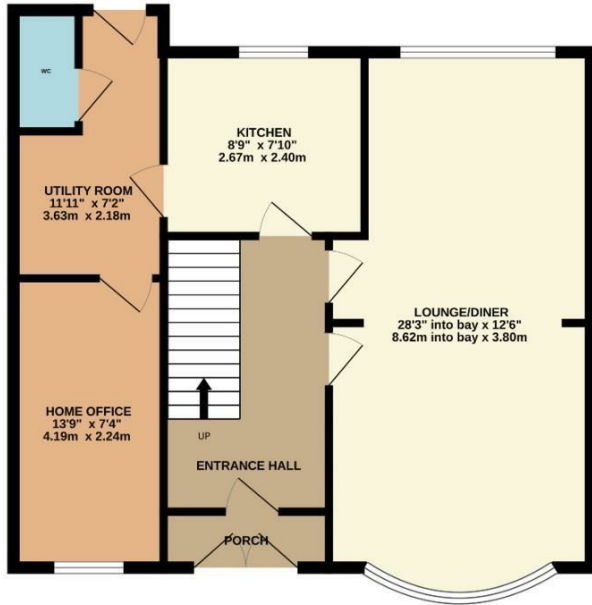
Local Authority: West Northamptonshire

Council Tax Band: D

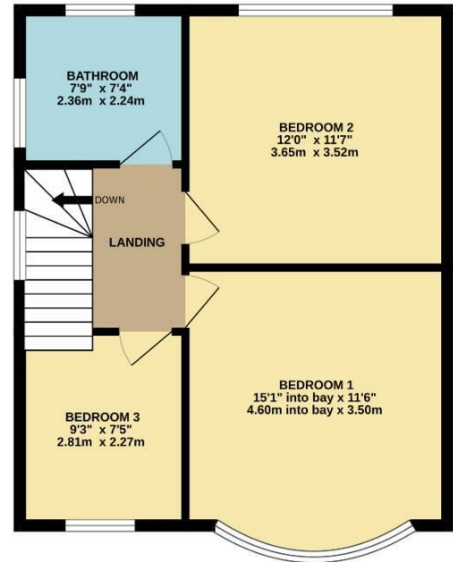




GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



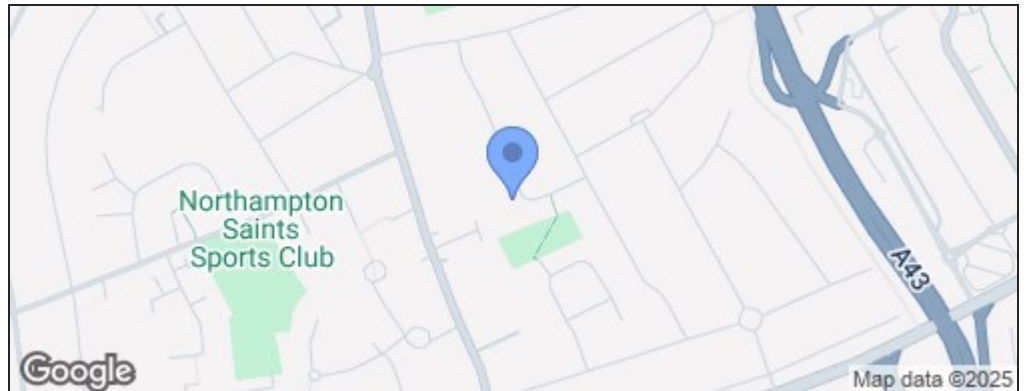
1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
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.