

**32 Woodside Avenue
Boothville
NORTHAMPTON
NN3 6JW**

£335,000



- EXTENDED BUNGALOW
- TWO BEDROOMS
- GARAGE
- LARGE GARDENS
- WET ROOM

- DETACHED
- CONSERVATORY
- GAS RADIATOR HEATING
- DOUBLE GLAZED
- ENERGY EFFICIENCY RATING: TBC

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Woodside Avenue in Boothville, Northampton, this detached bungalow offers a perfect blend of comfort and space. With its older character, the property boasts a warm and inviting atmosphere, ideal for those seeking a tranquil retreat.

The bungalow features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single extended reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings at home. The property also includes a conveniently located wet room, ensuring practicality for everyday living.

One of the standout features of this home is the extended layout, which enhances the living space and allows for a more flexible arrangement. The large gardens surrounding the property offer a wonderful outdoor sanctuary, perfect for gardening enthusiasts. Additionally, the conservatory provides a lovely spot to enjoy the natural light and views of the garden throughout the year.

For those with vehicles, the property offers parking for two cars and a single garage, a valuable asset in this desirable location.

In summary, this bungalow on Woodside Avenue presents an excellent opportunity for anyone looking to enjoy a peaceful lifestyle in Northampton, with the added benefits of spacious gardens and convenient parking. Don't miss the chance to make this delightful property your new home.

Ground Floor

Entrance Porch

Door to:

Entrance Hall

Radiator, laminate flooring, access to loft, doors to:

Lounge/Dining Room

23'2" x 12'6" (7.08 x 3.83)

Feature fireplace, radiator, TV point, two windows to side, double glazed patio doors to rear.

Kitchen/Breakfast Room

12'11" x 9'11" (3.96 x 3.03)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, fitted electric hob with extractor fan above, electric double oven, vinyl flooring, uPVC double glazed window to side and rear, uPVC door to rear, radiator.

Conservatory

10'9" x 9'0" (3.28 x 2.76)

uPVC construction, double glazed windows out to garden, wall mounted gas fired boiler, plumbing for washing machine.

Bedroom One

15'5" into bay x 10'7" (4.71 into bay x 3.25)

Radiator, fitted wardrobes, uPVC double glazed bay window to front.

Bedroom Two

10'4" x 10'0" (3.16 x 3.05)

Radiator, laminate flooring, uPVC double glazed window to front.

Three Bedroom

Radiator, Fitted wardrobe, uPVC double glazed window to side.

Wet Room

Suite comprising low level w.c, hand wash basin, wet room shower area with shower unit above, heated towel rail, uPVC double glazed window to side.

Externally**Front Garden**

Paved driveway for off road parking leading to garage, flower and shrub borders.

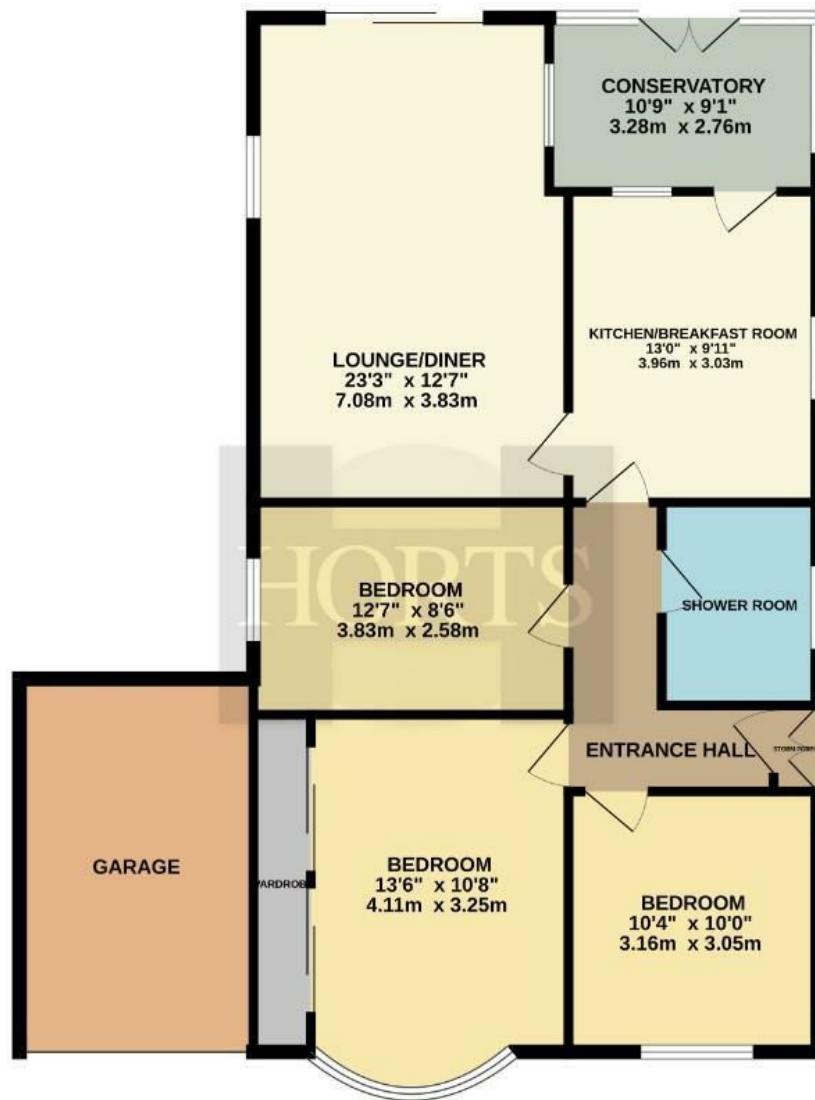
Rear Garden

Paved patio area, lawn area, timber sheds, mature plants and trees, flower and shrub borders, side gated access.

Garage

Single garage with up and over doors.

GROUND FLOOR
1079 sq.ft. (100.3 sq.m.) approx.

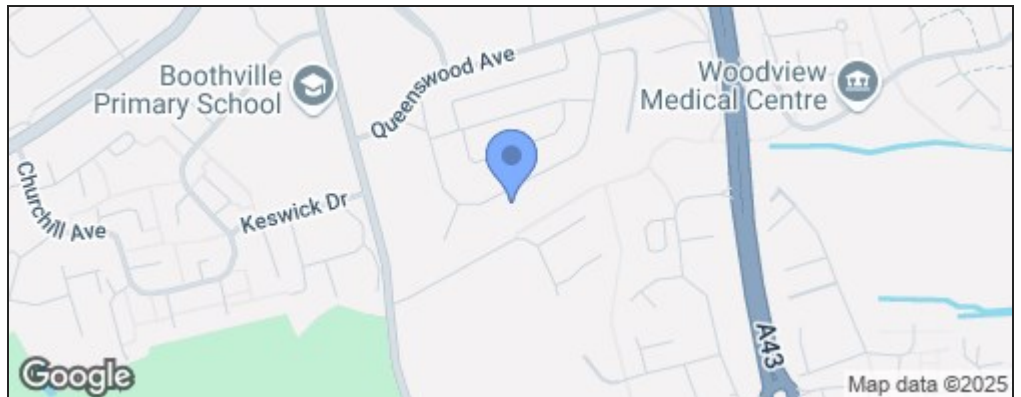


TOTAL FLOOR AREA : 1079 sq.ft. (100.3 sq.m.) approx.

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		
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.