

**17 Samwell Way
Hunsbury Meadows
NORTHAMPTON
NN4 9QJ**

£600,000



- **EXTENDED DETACHED**
- **THREE RECEPTION ROOMS**
- **IMMACULATE CONDITION**
- **DETACHED DOUBLE GARAGE**

- **FOUR BEDROOMS**
- **FAMILY BATHROOM & TWO EN-SUITES**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING : C**

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An extended and spacious four bedroom detached home, updated by the current owner to be offered in immaculate order, including Villeroy & Boch bathroom fittings and a mix of Amtico and Karndean flooring, on this popular road within Hunsbury Meadows. With accommodation comprises in brief; entrance hall, lounge, extended kitchen/breakfast room with under floor heating, dining room, study, downstairs WC, and utility room to the ground floor. To the first floor are four bedrooms, with dressing area and en-suite to master, a further en-suite to the second bedroom, and a family bathroom also with underfloor heating. The property also benefits from UPVC double glazing, gas central heating, front and rear gardens, and a detached double garage.

Ground Floor

Entrance Hall

12'5" x 9'2" (3.81 x 2.80)

Enter via composite door, stairs rising to first floor, Amtico flooring, radiator.

Lounge

16'5" x 12'11" (5.01 x 3.94)

UPVC French doors and windows to rear aspect, feature inglenook fireplace, decorative coving, Amtico flooring, two radiators.

Dining Room

11'10" x 10'7" (3.61 x 3.23)

Two UPVC windows to front aspect, decorative coving, radiator.

Study

10'0" x 7'1" (3.07 x 2.17)

Two UPVC windows to front aspect, decorative coving, Amtico flooring, radiator.

Downstairs WC

Wall hung 'Villeroy & Boch' suite to include low level wc and sink unit, complementary tiling.

Kitchen / Breakfast Room

18'0" x 13'11" (5.49 x 4.25)

Three UPVC windows to rear aspect, partial glass ceiling, a range of wall and base units with roll top work surfaces, island including integrated induction hob with extractor over, stainless steel one and a half sink and drainer, two integrated ovens, dishwasher, ceramic tiled flooring, radiator.

Utility Room

6'11" x 5'9" (2.12 x 1.76)

UPVC door side aspect, wall and base units with roll top work surface, stainless steel sink and drainer, space for various appliances.

First Floor

Landing

UPVC window to front aspect, radiator.

Bedroom One

11'8" x 10'10" (3.57 x 3.31)

Two UPVC windows to front aspect, wooden laminate flooring, radiator.

Dressing Area

A range of fitted wardrobes.

En-Suite

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

Bedroom Two

13'4" x 9'10" (4.08 x 3.00)

UPVC window to rear aspect, two fitted double wardrobes, Karndean flooring, radiator.

En-Suite

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

Bedroom Three

10'10" x 7'8" (3.32 x 2.36)

Two UPVC windows to front aspect, wooden laminate flooring, radiator.

Bedroom Four

10'10" x 8'5" (3.31 x 2.57)

UPVC window to rear aspect, Karndean flooring, radiator.

Bathroom

8'5" x 7'4" (2.59 x 2.25)

Obscure UPVC window to side aspect, Wall hung 'Villeroy & Boch' suite to include bath unit with shower over, inset sink unit with Silestone top surround and various storage under, low level wc, complementary tiling, chrome heated towel rail, underfloor heating.

Externally**Front Garden**

Large driveway offering off road parking for several vehicles, lawn area, enclosed by hedges.

Rear Garden

Patio, lawn, and decked areas, various flower and shrub borders, gated side access, enclosed by wooden panel fencing.

Double Garage

18'6" x 17'0" (5.66 x 5.19)

Two up and over doors, power and light connected.

Agents Note

Local Authority: West Northamptonshire

Council Tax Band: F







GROUND FLOOR
1177 sq.ft. (109.3 sq.m.) approx.

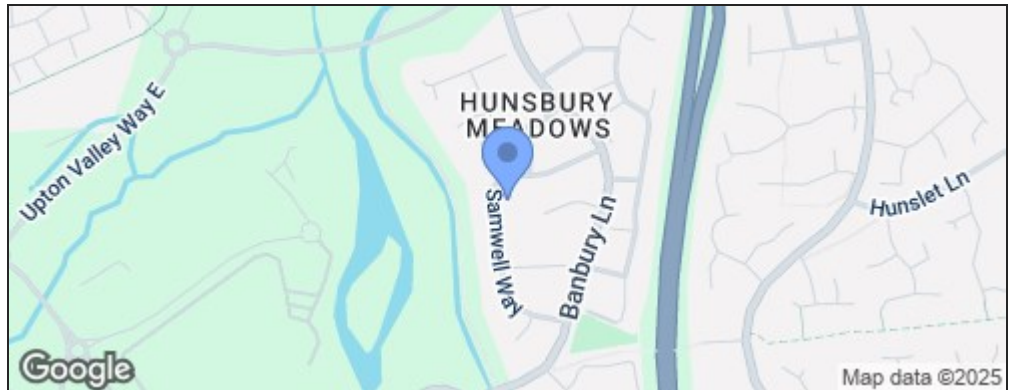
1ST FLOOR
786 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 1963 sq.ft. (182.4 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	69	76
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 firms employment has the authority to make or give any representation or warranty in respect of the property.